



52 David Way, Hamworthy, Poole, Dorset BH15 4QX

£320,000 Freehold

info@anthonydavid.co.uk

www.anthonydavid.co.uk

01202 677444

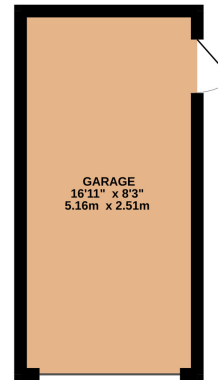
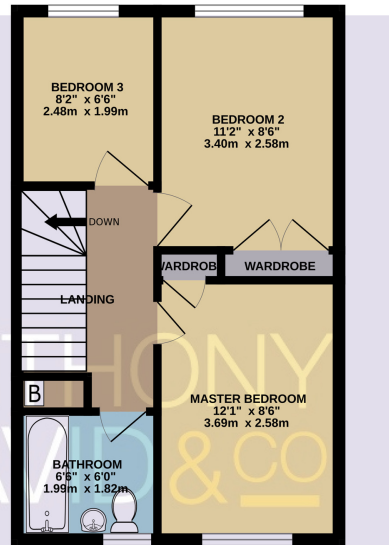
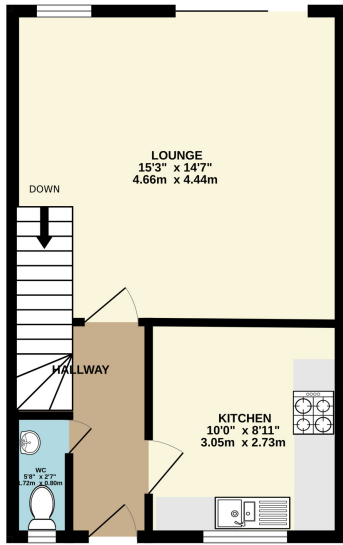
**** NO FORWARD CHAIN **** A three bedroom end of terrace house ideally situated in this quiet residential road in Hamworthy within close proximity of Hamworthy Beach, Ham Common and the popular Hamworthy Park. Local shops, amenities and bus routes are also close by. This ideal starter home would benefit from some cosmetic updating and internal viewing is highly advised to appreciate its full potential. The accommodation on offer comprises: lounge/diner, fitted kitchen, downstairs cloakroom, two double bedrooms, one single bedroom and family bathroom. Externally the property boasts a South Westerly aspect garden with raised decking leading to shingled and lawn areas. The shared driveway provides off road parking for two cars and there is the added benefit of a garage. Further features include: fitted wardrobes, boarded loft, downstairs WC, gas central heating and UPVC double glazing. Nearby schools - Twin Sails Infant School & Nursery, Hamworthy Park Junior School and Poole High School.

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GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

GARAGE
139 sq.ft. (13.0 sq.m.) approx.



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TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall Doors to

Lounge/Diner 15' 3" x 14' 7" (4.65m x 4.45m)

Kitchen 10' 0" x 8' 11" (3.05m x 2.72m)

Downstairs Cloakroom 5' 8" x 2' 7" (1.73m x 0.79m)

Landing Doors to

Bedroom One 12' 1" x 8' 6" (3.68m x 2.59m)

Bedroom Two 11' 2" x 8' 6" (3.40m x 2.59m)

Bedroom Three 8' 2" x 6' 6" (2.49m x 1.98m)

Bathroom

Garden South Westerly aspect

Garage 16' 11" x 8' 3" (5.16m x 2.51m)

Driveway Off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.