

**67 Blandford Road, Hamworthy, Poole,  
Dorset, BH15 4AT**



**HEARNES**

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# 67 Blandford Road, Hamworthy, Poole, Dorset, BH15 4AT

## Freehold Fixed Price £325,000

A unique gem! A quirky arts and crafts 2 bedroom end of terrace home, with a functional layout to include many benefits such as an open plan lounge/kitchen/day room, delightful conservatory, utility space, modern bathroom, southerly facing rear garden, detached garage with off road parking in front and positioned less than 900 feet away from Hamworthy Park. With the owner being an artist, the property has a very unique jazzy feeling throughout, with versatile accommodation space. It must be viewed to appreciate its charm!

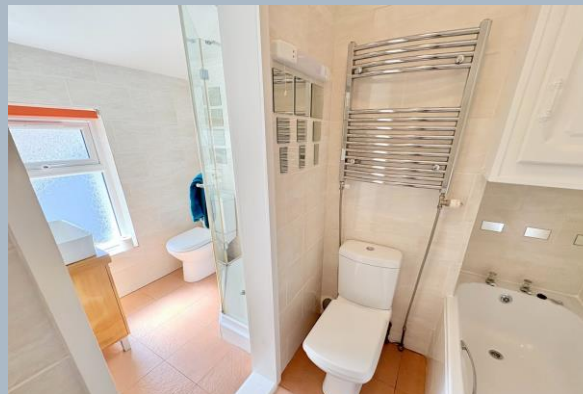
- A delightful 2 bedroom end of terrace arts and craft style house
- Open plan lounge/kitchen/day room
- Fitted kitchen to include glossy grey units, eclectic hand painted worktops, integrated electric fan oven, microwave, 4-ring gas hob with extractor fan and breakfast bar
- Conservatory with French doors to the rear garden
- Bathroom to include bath, shower, 2 wash hand basins and 2 wc's (potential for ensuite for bedroom 2)
- Both bedrooms to include fitted wardrobes
- Boot room/utility space leading the rear garden via French doors
- Fully enclosed southerly facing rear garden with fishpond and patio
- Large garage with power and lighting with off road parking in front. Can be accessed from the road or rear from the garden
- Gas central heating and triple glazing throughout
- Solar water heater on roof and Kingspan 50mm thick insulation surrounding the exterior of the property

This home is situated in an enviable and convenient location with Poole Quay just a short walk away with its café and bars, restaurants, and shops. From the rear of the property less than 900 feet away is Hamworthy Park leading to Hamworthy Beach.

COUNCIL TAX BAND: C

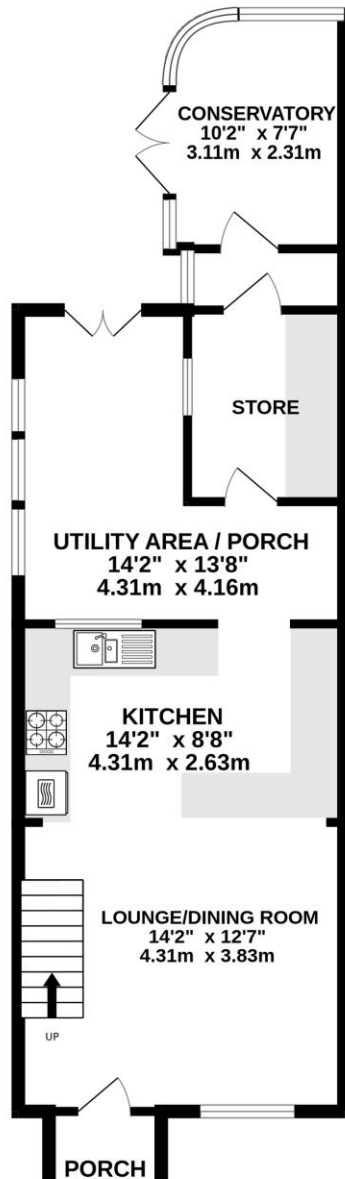
EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





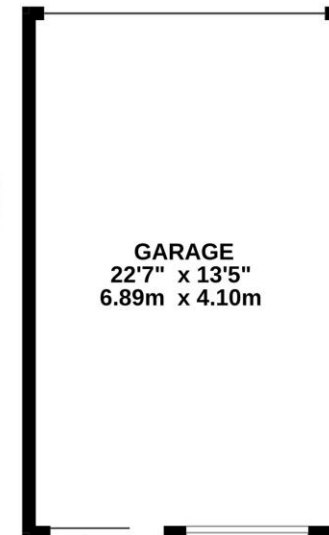
GROUND FLOOR



1ST FLOOR



GARAGE







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