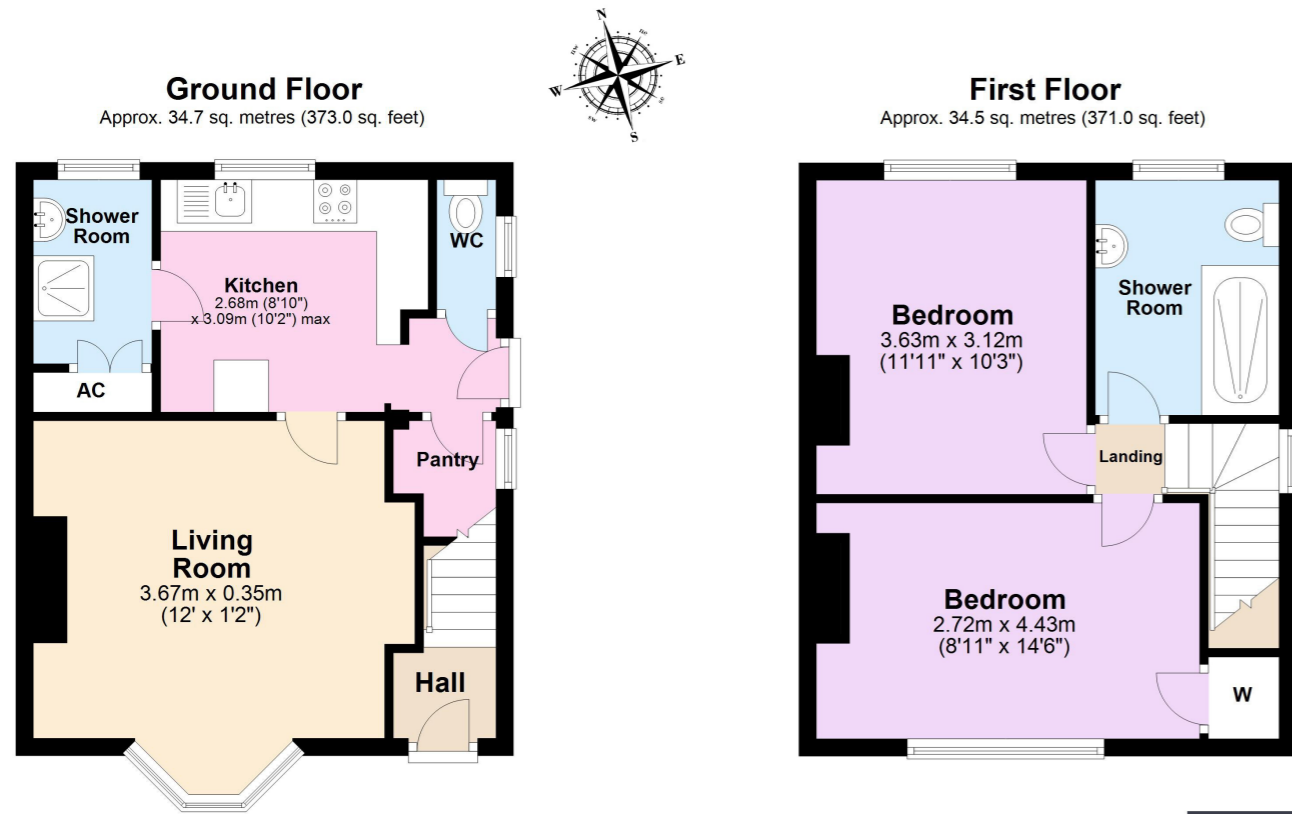


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Total area: approx. 69.1 sq. metres (744.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
 Plan produced using PlanUp.



14 Coles Avenue, Poole, Dorset, BH15 4HN
 Guide Price £290,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom semi-detached house located in the heart of Hamworthy. Benefitting from an array of standout features including two double bedrooms with stunning feature fireplaces and bedroom one offering built-in storage, a separate kitchen with a pantry, a cosy living room with bay windows, two three-piece bathroom suites, one upstairs and one downstairs, a well-presented private rear garden and off-road parking for multiple vehicles. This property is a must view to avoid disappointment!

Hamworthy offers a range of attractions such as Lake Pier, Cobbs Quay Marina, Hamworthy Park, The Yachtsman pub, Hamworthy Football Club, Ham Common Viewpoint and Rockley Park. There are many other useful amenities such as Hamworthy train station that has a direct line to London Waterloo, shops, supermarkets such as Lidl, Costa coffee and the post office. Schools nearby include Twin Sails Infant School, Hamworthy Park Junior School, Bayside Academy and The Cornerstone Academy. Upton Country Park and Poole Quay are within close proximity, Bournemouth Town Centre and the award winning sandy beaches are only a short drive away.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Ceiling light, smoke alarm, UPVC double glazed frosted single front door to the front aspect, cupboard with the consumer unit enclosed, staircase to the first floor and carpeted flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, feature electric fireplace, television point, power point, telephone point and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed window to the rear aspect, integrated 'Beko' oven, four point gas hob, space for a washing machine, space for a longline fridge/freezer, wall and base fitted units, radiator, stainless steel sink with drainer, tiled splash back, power points, a pantry and vinyl flooring.

Shower Room

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the rear aspect, enclosed electric shower, pedestal sink, stainless steel heated towel rail, part tiled walls, airing cupboard with the water cylinder enclosed and vinyl flooring.

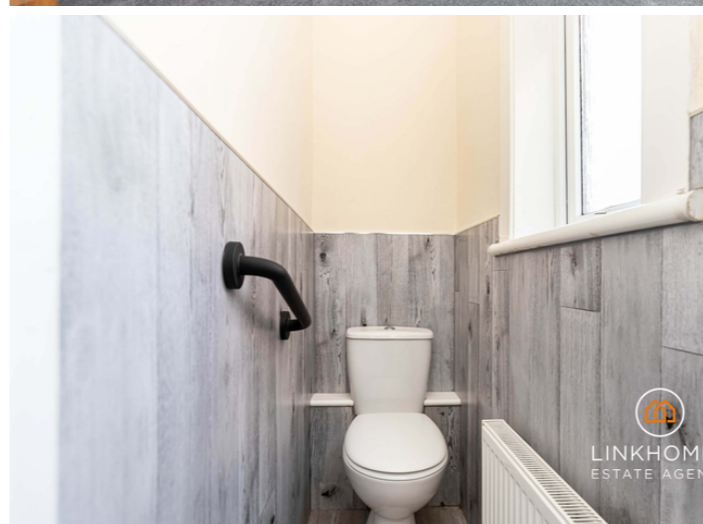
Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, radiator, toilet and vinyl flooring.

First Floor

Landing

Smooth set ceiling, ceiling lights, UPVC double glazed window to the side aspect, radiator and carpeted flooring.



Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, a feature fireplace, built-in wardrobes and laminate flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, feature fireplace, loft access, power points and laminate flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, part tiled walls, double enclosed electric shower, pedestal sink, toilet, radiator and vinyl flooring.

Outside

Garden

Laid to lawn and patio, surrounding fences, sheds, concrete path, outside tap, outside power points, side gated access to the front, shingle areas and an old coal house.

Driveway

Space for multiple vehicles, surrounding wooden fences and shingle areas.

Useful Information

Agents Notes

Tenure: Freehold
EPC: D
Council Tax Band: C - Approximately £1,909.11 per annum

Stamp Duty

First Time Buyer: £0
Moving Home: £2,000
Additional Property: £16,500