

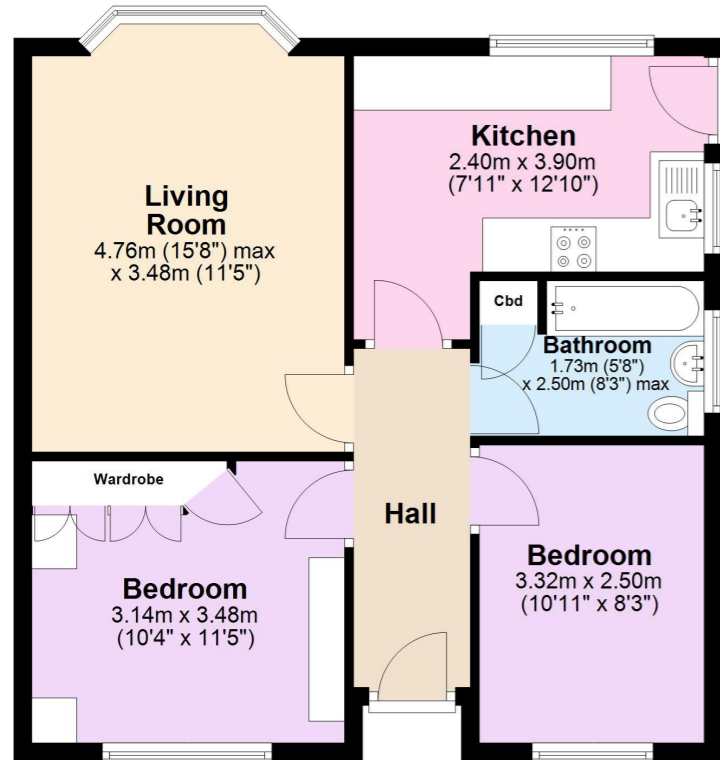


**LINKHOMES**  
ESTATE AGENTS

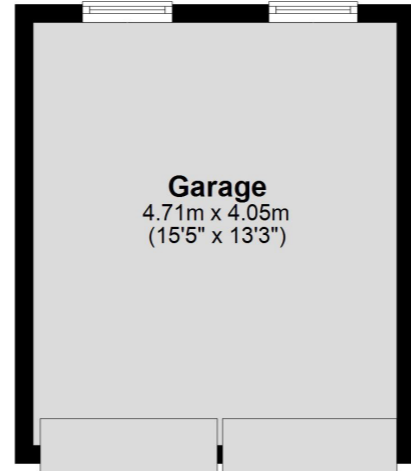
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**Ground Floor**



**Outbuilding**



Total area: approx. 75.6 sq. metres (813.9 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 and 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.



**36 Carters Avenue, Poole, Dorset, BH15 4JU**  
**Guide Price £350,000**

**\*\* NO FORWARD CHAIN \*\* CUL-DE-SAC LOCATION \*\* DOUBLE GARAGE \*\*** Link Homes Estate Agents are pleased to present for sale this two bedroom detached bungalow situated in the much-desired and residential area of Hamworthy. Being sold with no forward chain and benefitting from an array of fine features including two double bedrooms with bedroom one offering fitted wardrobes, a separate kitchen with a breakfast bar, a separate living room with a bay window to the rear aspect, a three-piece family bathroom suite, a double garage with a pitched roof offering power and lighting, a low-maintenance private rear garden and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the quiet position on offer!

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

Smooth set ceiling, ceiling light, loft hatch (fitted ladder & fully boarded), thermostat, radiator, UPVC single door to the front aspect, cupboard with the consumer unit enclosed and carpeted flooring.

### Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed windows to the rear and side aspect, UPVC double glazed single door with frosted glass to the side aspect, wall and base fitted units, integrated undercounter fridge, integrated undercounter freezer, space for a washing machine, four point gas hob with overhead 'Bosch' stainless steel extractor fan and integrated 'Beko' oven, stainless steel sink with drainer, space for a washing machine, breakfast bar with space for bar stools, radiator, cupboard with the combination boiler enclosed, tiled splash back, power points and laminate flooring.



### Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay window to the rear aspect, radiator, power points, television point and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect, radiator, fitted wardrobes, fitted bedside cabinets and fitted dressing table with drawers, power points and carpeted flooring.



### Bedroom Two

Smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect, radiator, power points, television point and carpeted flooring.



## Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath with additional shower head, pedestal sink, toilet, stainless steel heated towel rail, tiled walls, storage cupboard with shelving and radiator and vinyl flooring.

## Outside

### Garden

Laid to patio with lawn area, outside light, surrounding wooden fences, outside tap, shingle side access to the front.

### Summer House

Smooth set ceiling, ceiling light, insulated and carpeted flooring.

### Garage

Pitched roof garage with manual up and over door, mezzanine storage, power and lighting, two windows to the rear aspect.



### Driveway

Shingle driveway with parking for multiple vehicles, surrounding wooden fences.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C - Approximately £2,133.33 per annum.

### Stamp Duty

First Time Buyer: £2,500  
Moving Home: £7,500  
Additional Property: £25,000

