

Goliath Road, Hamworthy
Poole, BH15 4NS



HEARNES

WHERE SERVICE COUNTS

Goliath Road, Hamworthy, Poole, BH15 4NS

Freehold Price Offers Over £300,000

A spacious 3 bedroom semi-detached house set in a quiet location in Hamworthy and sold with no forward chain. This modern home has 3 good size bedrooms, with the master being particularly spacious and having fitted wardrobes. Downstairs is a lounge/dining room, ground floor bathroom, and kitchen/breakfast room. The level garden is westerly facing, so enjoys the afternoon sun and there is a driveway leading to a detached garage. A further lawned area to the front could be converted to further off road parking.

- Spacious 3 bedroom semi-detached house
- Fitted kitchen/breakfast room to include a range of cream units with work tops over and door leading out to the garden. There is a free standing oven/hob with space and plumbing for a washing machine, dishwasher and fridge/freezer. A handy under stairs cupboard provides further storage
- Sliding patio door leading from the kitchen to the rear garden
- Lovely, fully enclosed westerly rear garden having a patio and area of lawn (the property backs onto the Marine Base, to the rear)
- Large driveway for 2/3 cars in tandem parking
- Garage
- Gas central heating and double glazing
- No forward chain!

Goliath Road is located in a pocket of roads named after Old Testament Bible characters and these are situated off Lake Road. This is a very quiet and neighbourly area within half a mile of Hamworthy Beach, Lake Pier and Lake Yard Marina. Beauty Spots of Ham Hill, Lytchett Bay, Upton Country Park are close by too, with Poole Town Centre being within 3 miles. Hamworthy has a number of local junior schools, convenience shops, churches a railway station and is a popular residential area with an abundance of nature on its doorstep!

COUNCIL TAX BAND: C

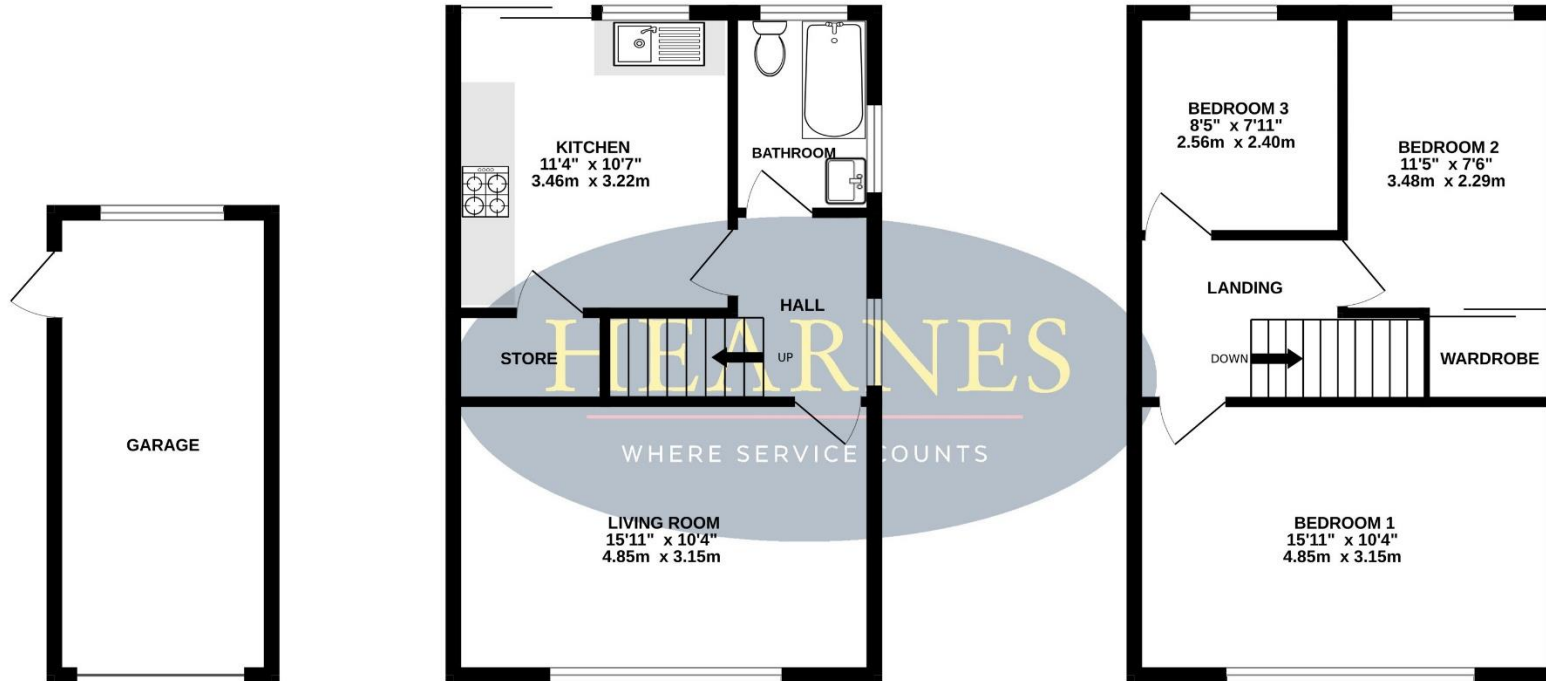
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 796sq.ft. (74.0 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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