



**415 Blandford Road, Hamworthy,  
Poole, Dorset, BH15 4JN**

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## FREEHOLD GUIDE PRICE £275,000 - £285,000

An immaculately presented, 3 bedroom, modern end of terrace home, built in 2001 and updated by the current owners to include a beautiful, refitted kitchen/breakfast room with integrated appliances, modern internal décor and flooring. The home has an attractive fully tiled bathroom, downstairs cloakroom and has been deeply loved by the current owners. Further offering a southerly facing low maintenance garden, 2 off road parking spaces and low cost energy from solar thermal, gas central heating and double glazing.

- Immaculate 3 bedroom end of terrace home built in 2001
- Very well presented with modern décor throughout
- Refitted kitchen in a range of handle less mushroom coloured units with work tops over and fitted breakfast bar. Integrated appliances to include induction hob, oven, microwave, washing machine, tumble dryer, fridge/freezer, all with attractive wall tiling
- Sitting room with doors out to rear garden
- Ground floor cloakroom
- Fully tiled modern bathroom with shower over the bath wash hand basin fitted into a vanity unit and wc
- Solar thermal heating (gas bill around £7 per month)
- Gas central heating via radiators and double glazed
- Southerly facing low maintenance garden with rear gate leading to 2 marked parking spaces
- Set as part of a development with Drew Grange, the house benefits from a CCTV parking area with marked spaces and 3 visitor spaces

Ideally located approximately a mile to Upton Country Park and easy access (approx. 3 minute walk) onto the trailways from Hamworthy to Upton. Poole Town Centre and Poole Quay are under two miles away offering a variety of shops, restaurants and pubs. Hamworthy beach is under a mile offering a play park, large area of lawn and the beach. On a bus route with local shops in Hamworthy and the station being under half a mile away.

Maintenance charges: Approximately £250 Per Annum

Council Tax Band: D EPC Rate: C

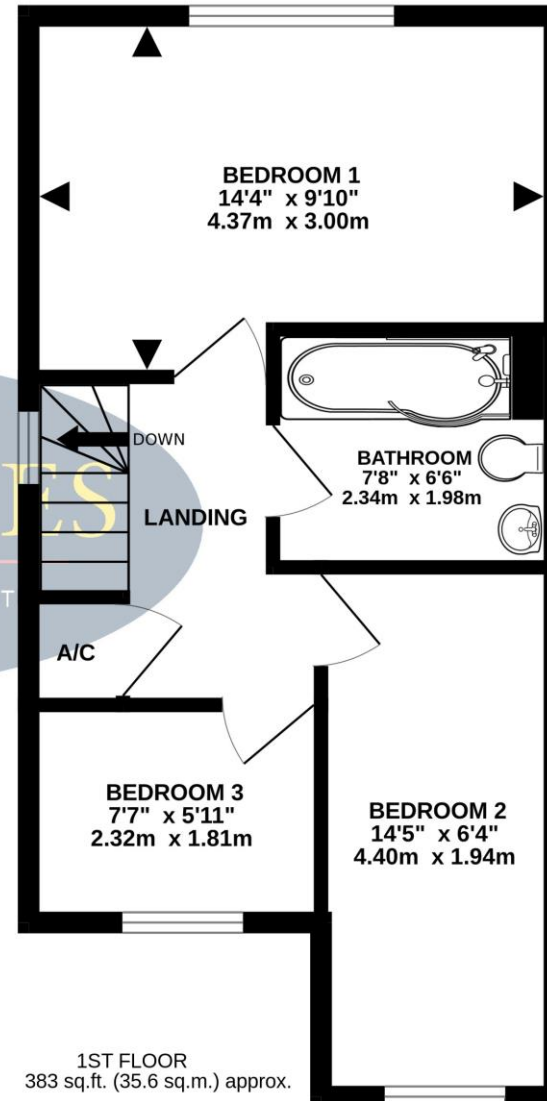
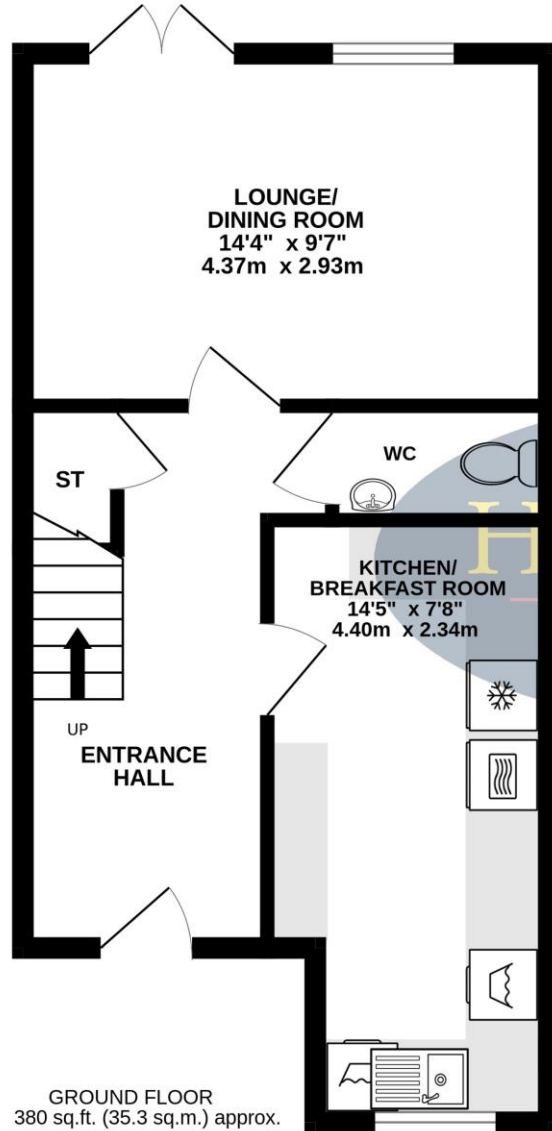


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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