

**Total Area: 74.2 m<sup>2</sup> ... 798 ft<sup>2</sup>**

All measurements are approximate and for display purposes only



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**16 Beckhampton Road, Poole, Dorset, BH15 4PH**  
**Offers in Excess of £325,000**

\*\* NO FORWARD CHAIN \*\* PERFECT FIRST TIME BUY \*\* RECENTLY REFURBISHED \*\* Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached house in the sought-after and residential area of Hamworthy. Being sold with no forward chain and benefitting from an array of fine features including three good-sized bedrooms, a modern open-plan kitchen/dining room with direct access onto the South-Westerly facing private rear garden, a separate living room to the front aspect, a three-piece family bathroom suite on the first floor, ample storage throughout and a shingle driveway with parking for two vehicles! This is a must-view to appreciate the accommodation and 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

Coved and smooth set ceiling, smoke alarm, ceiling light, composite door to the front aspect, UPVC double glazed frosted window to the front aspect, two radiators, understairs storage, additional understairs storage with plumbing for a WC, built-in cabinet with the consumer unit enclosed, power points, stairs to the first floor and laminate flooring.



### Living Room

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

### Open Plan Kitchen/Dining Room

Smooth set ceiling, downlights, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect, longline radiator, wall and base fitted units four point gas hob with integrated oven, extractor fan and stainless steel splash back, one and a half bowl stainless steel sink with drainer, space for a longline fridge/freezer, integrated washing machine, integrated dishwasher, power points, breakfast bar with space for bar stools and laminate flooring.



### First Floor

#### Landing

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (partially boarded), UPVC double glazed frosted window to the side aspect, airing cupboard with the combination boiler and shelving enclosed and carpeted flooring.

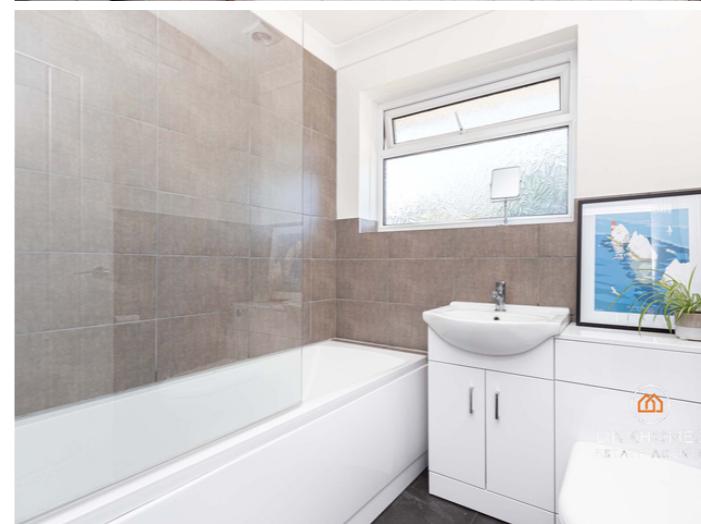
### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.



## Bedroom Two

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



## Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, storage cupboard with shelving and carpeted flooring.



## Bathroom

Coved and smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath with waterfall shower and extra shower head, tiled walls, toilet, wall mounted sink with storage, stainless steel heated towel rail and vinyl flooring.



## Outside

### Garden

South-Westerly facing, laid to lawn with decking and shingle area, surrounding wooden fences, side gated access, external power points, a shed, an outside tap, a tree and surrounding shrubbery.

### Driveway

Shingle driveway with parking for multiple vehicles, raised sleepers and shared access to the rear of the property.

### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D - Approximately £2,254.94 per annum.

### Stamp Duty

First Time Buyer: £1,250  
Moving Home: £6,250  
Additional Property: £22,500