



**HEARNES**

WHERE SERVICE COUNTS

**14 St Michaels Close, Hamworthy, Poole,  
Dorset, BH15 4QT**



# 14 St Michaels Close, Hamworthy, Poole, Dorset, BH15 4QT

## FREEHOLD FIXED PRICE £289,950

A well presented, modern 2 bedroom mid terrace house built in 1998, approximately half a mile from Upton Lake and Cobbs Quay Marina. The property benefits from having 2 good sized double bedrooms, stylish reception spaces that flow to a south westerly facing rear garden with a summer house and garden shed, in addition the property has generous parking in the development and is nestled in a quiet position.

- Modern 2 bedroom mid terrace built in 1998
- Immaculate kitchen/dining room, fitted in arrange of white high gloss units with wood effect worksurface over. Integrated fan oven with 4 ring gas hob and extractor, dishwasher and space and plumbing for a washing machine
- South westerly facing rear garden with summer house (with electrics) and separate garden shed
- Stylish panelling and hard flooring in the downstairs accommodation
- Modern first floor bathroom with shower over the bath
- Fitted wardrobes in master bedroom
- Small store at the front of the property
- New boiler combi boiler installed November 2022
- Gas central heating and double glazing

Set within a mile of Lake Pier, Hamworthy Beach, park, cycle paths, slip way and Upton Country Park, the property enjoys nature on its doorstep! Local shops on the Blandford Road are close by. the Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an extensive array of shops and restaurants with the Quay and Harbourside.

Maintenance Charges: £334.00 for annum

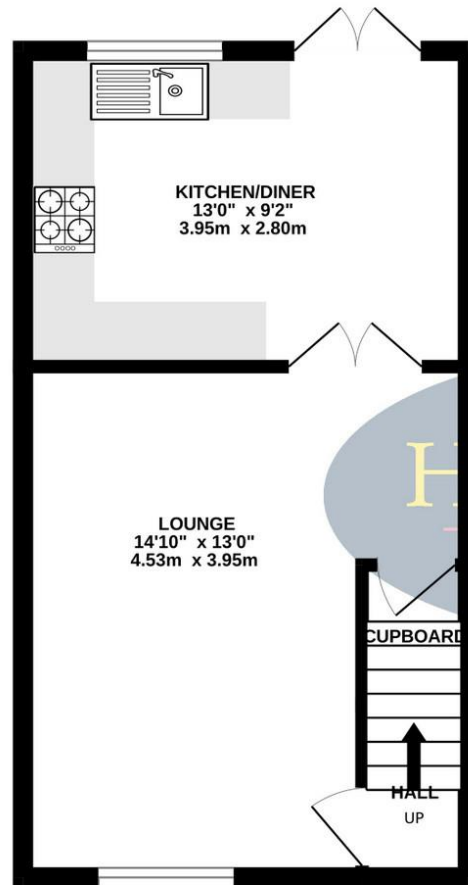
COUNCIL TAX BAND: C

EPC RATING: C

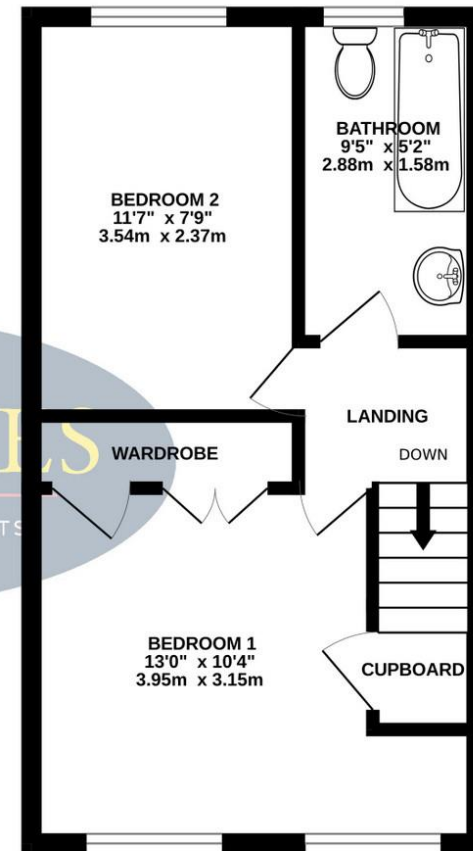
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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