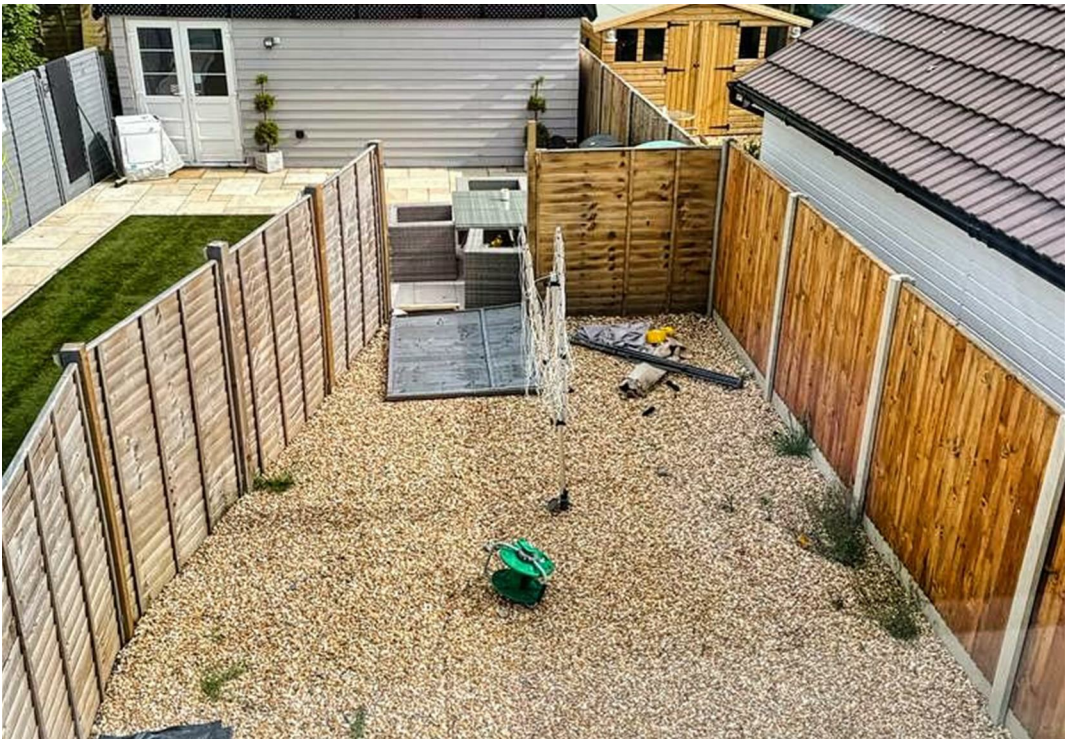




55a Coles Avenue, Hamworthy, Poole BH15 4HJ
Guide Price £275,000 Freehold





**** IDEAL FIRST-TIME BUY OR INVESTMENT PROPERTY - NO FORWARD CHAIN **** An exquisite family residence positioned in a well-liked area in Hamworthy. Within easy walking distance of Hamworthy Park and Beach, this impressive home features an entrance hallway, an enchanting kitchen/breakfast room, a lounge, two spacious double bedrooms, a downstairs cloakroom, a delightful shower room, double glazing, and central heating. The exterior boasts abundant off-road parking and a low-maintenance rear garden. Additionally, the property enjoys the advantage of no onward chain.

Entrance Hallway:

Kitchen/Breakfast Room:
4.11 x 3.52 (13'5" x 11'6")

Lounge:
4.65 x 2.53 (15'3" x 8'3")

Downstairs WC:

Master Bedroom:
3.56 x 3.52 (11'8" x 11'6")

Bedroom Two:
3.52 x 3.20 (11'6" x 10'5")

Shower Room:

Off Road Parking:

Tenure:

Tenure: Freehold

Postcode: BH15 4HJ

EPC: B

Council Tax: B

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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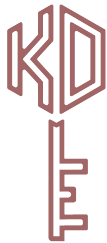
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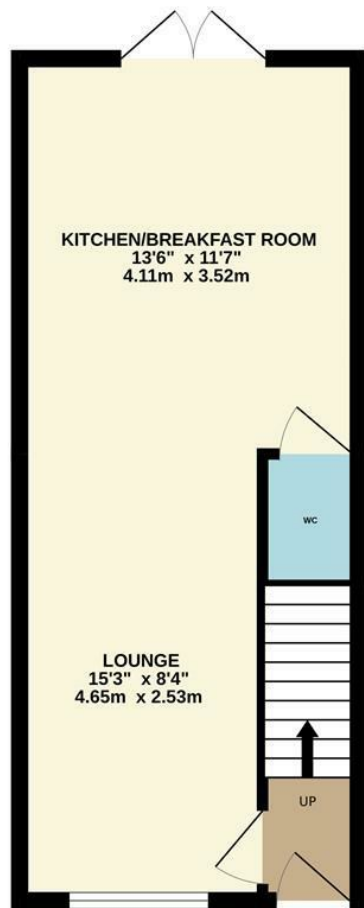
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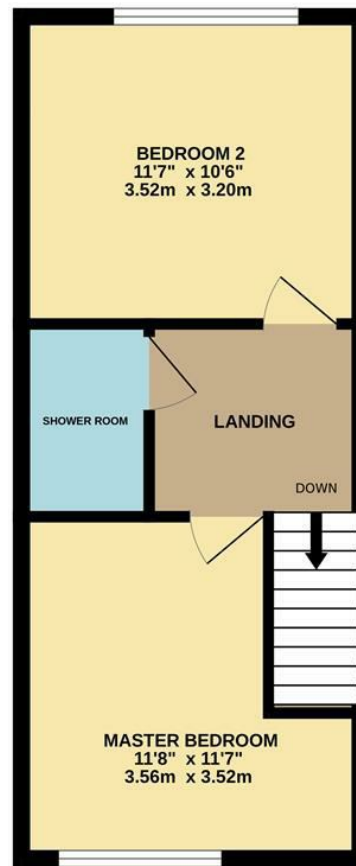




GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.7 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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All room dimensions given above are approximate measurements

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			