



55 & 55a Coles Avenue, Hamworthy, Poole BH15 4HJ  
Guide Price £600,000 Freehold





**\*\* IDEAL INVESTMENT PURCHASE \*\*** An exceptional chance presents itself to own two exquisite family residences in the highly desirable Hamworthy locale. Just a brief stroll away from Hamworthy Park and Beach, this remarkable opportunity comprises a terraced residence and an end-of-terrace dwelling, both featuring charming kitchen/breakfast areas, capacious living rooms, generously proportioned bedrooms, and opulent bathrooms. The terraced property's exterior showcases a low-maintenance rear garden and a detached games room measuring 20' x 17'. Furthermore, this property offers the added benefit of no onward chain.

**Number 55 (Terraced):**

**Kitchen/Breakfast Room:**  
4.84 x 4.31 (15'10" x 14'1")

**Lounge:**  
4.65 x 3.82 (15'3" x 12'6")

**Master Bedroom:**  
3.82 x 3.40 (12'6" x 11'1")

**En-Suite WC:**

**Bedroom Two:**  
3.25 x 2.88 (10'7" x 9'5")

**Bedroom Three:**  
2.78 x 2.26 (9'1" x 7'4")

**Downstairs Bathroom:**

**Games Room**  
6.36 x 5.46 (20'10" x 17'10")

**Number 55a (End of Terraced):**

**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:**

**Tenure**

Tenure: Freehold  
Postcode: BH15 4HJ  
EPC: 55: C, 55a: B  
Council Tax: 55: B, 55a: B  
School Catchment Area: Please contact BCP for current admission information

**Key Drummond Properties:**

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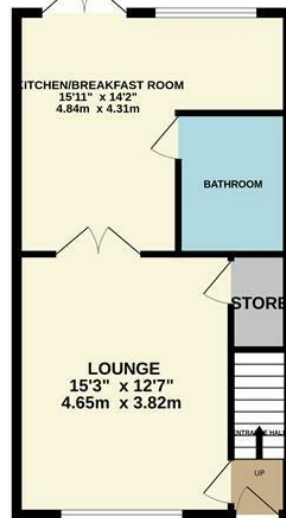
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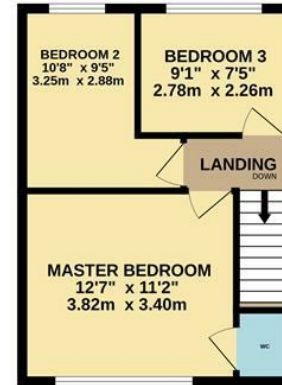




GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (68-80) <b>C</b>                            |  | 74      | 86        |
| (55-68) <b>D</b>                            |  |         |           |
| (38-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |