



Coles Avenue, Hamworthy BH15 4HN

**Asking Price £310,000**

- Two Double Bedrooms
- End Of Terrace
- Ample Driveway
- Gas Central Heating
- Kitchen/Dining Room
- Formerly Three Bedrooms
- Garage
- Fantastic Rear Garden
- Conservatory
- No Forward Chain!

# Coles Avenue Hamworthy Poole

NO FORWARD CHAIN! We are delighted to offer for sale this spacious end of terrace house with huge potential, situated in a popular road in Hamworthy close to local beaches and Hamworthy Park.



Council Tax Band: C



## Coles Avenue

This charming property is exceptionally spacious for a two bedroom house. This is because it was originally arranged as three bedrooms but the accommodation was modified to create two large bedrooms - If desired, a third bedroom could easily be reinstated with a stud wall back to it's original format. The remaining accommodation briefly comprises; lounge, extended kitchen/dining room, conservatory and shower room.

Whilst in need of a certain degree of modernisation, the property is clean and presentable with further benefits to include; gas central heating, double glazing, front entrance porch, garage and ample driveway for several cars.

The garden is a fantastic feature and measures approximately 80-100 feet in length. Westerly facing, the garden will enjoy the sunshine all day but particularly in the afternoon and evening as it sets behind the rear boundary. With a large patio area immediately outside, there is a decking area that leads to a lovely size lawn, which is surrounded by mature trees and bushes.

Offered for sale with no forward chain, we are expecting high volumes of interest and internal viewings come highly recommended at your earliest convenience.

For more information or to arrange a viewing, please contact our Upton office.



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

