



Lulworth Avenue, Hamworthy, BH15 4DH

**Asking Price £460,000**

- Detached Bungalow
- Fantastic Opportunity
- Large Rear Garden
- Ample Driveway
- Spacious Throughout
- Two Double Bedrooms
- Close To Hamworthy Beaches
- Garage
- Huge Potential
- No Forward Chain!



# Lulworth Avenue, Hamworthy, BH15 4DH

PRIME LOCATION / NO FORWARD CHAIN. We are delighted to offer for sale this detached bungalow situated just meters from the water's edge, on the desirable Lulworth Avenue in the sought after area of Hamworthy, near Poole.



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D

Council Tax Band: D



### Lulworth Avenue

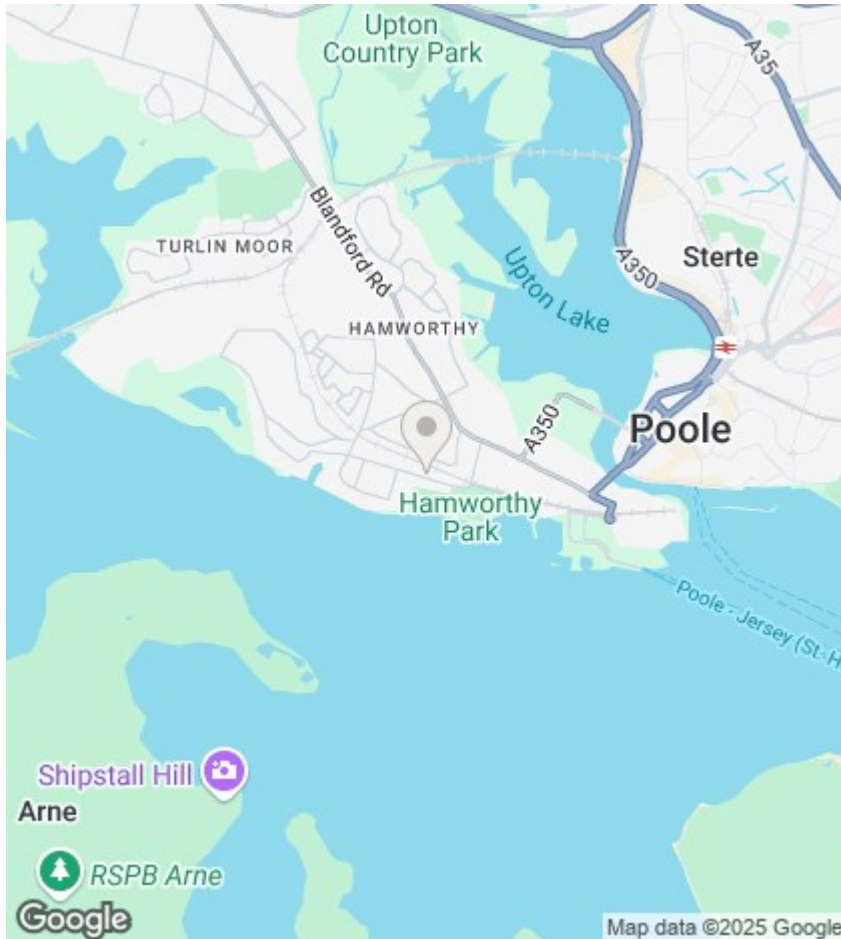
Whilst the property is currently in need of a certain degree of modernisation, its prime location and potential for redevelopment offer an unrivalled opportunity to create a contemporary home in one of Poole's most coveted areas. With neighbouring properties undergoing successful conversions and boasting stunning modern designs, this property holds immense potential for those looking to take on a new project.

The spacious, clean and well planned accommodation briefly comprises; two double bedrooms, lounge, kitchen/breakfast room, shower room and large conservatory.

Outside, the property has a generous frontage providing off road parking for several vehicles. Side gates and an extended driveway lead to a substantial rear garden which is mainly laid to lawn. There is a garage/workshop towards the rear of the garden and an area ideally suited to growing vegetables or possibly a play park for children, for example.

Situated just a short walk to Hamworthy beach and park, this bungalow is sure to attract the attention of those looking to unlock its full potential and be fortunate enough to live this close to the sea. Property on Lulworth Avenue represents a rare opportunity to create your dream home in this enviable location and internal viewings come highly recommended. To arrange, or for more information, please contact our Upton office at your earliest convenience.





## 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

