

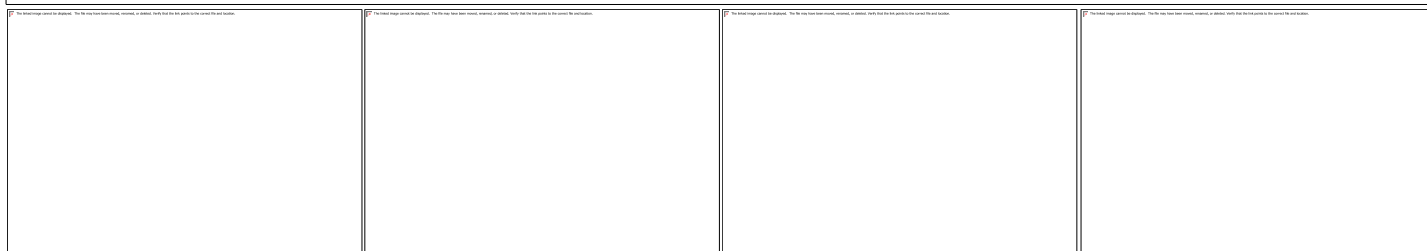
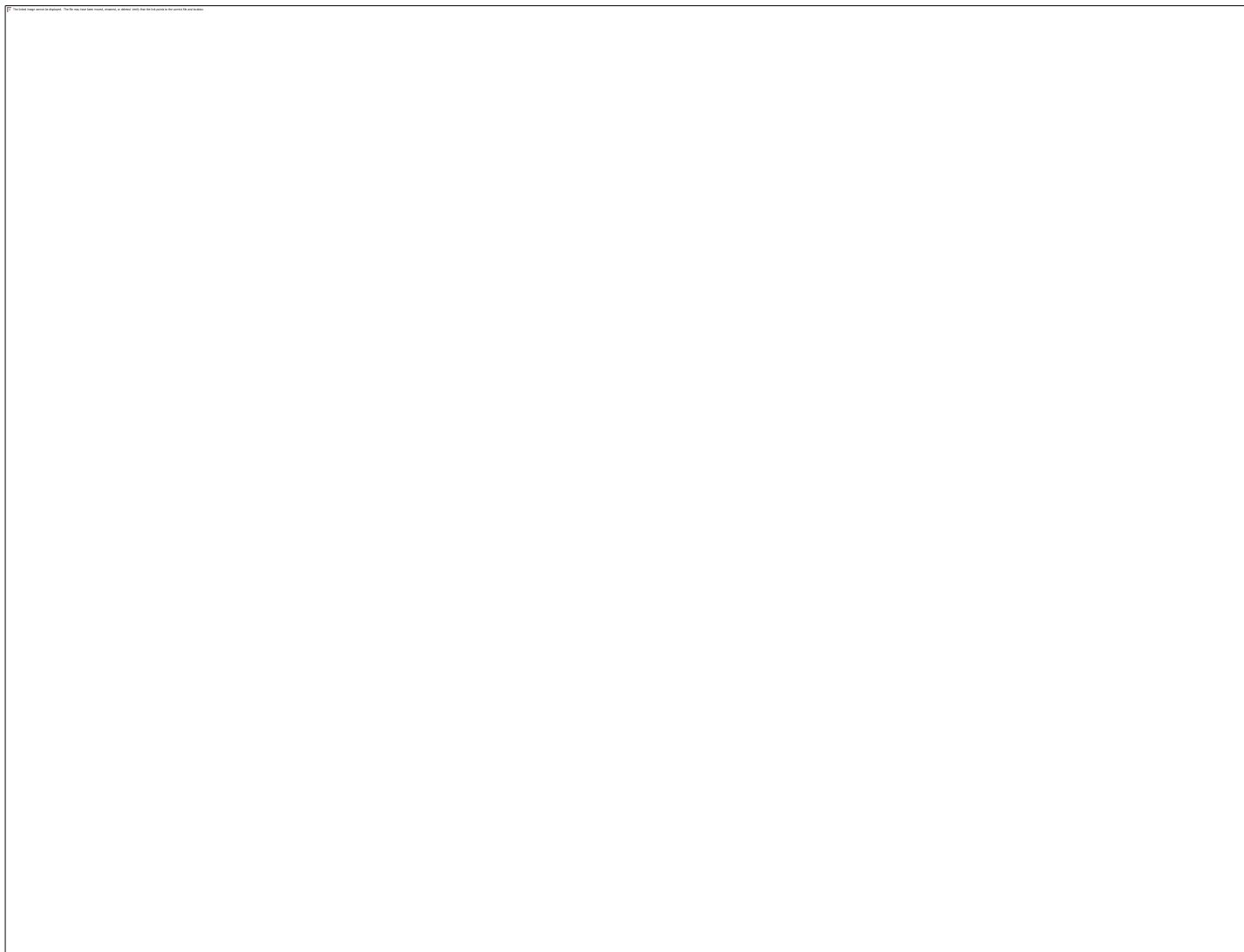
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Dorset Estate Agency



Hamworthy

Poole BH15

Guide Price £185,000

- **A Ground Floor Apartment**
- **Share Of Freehold**
- **One Bedroom**
- **Front Garden**
- **Garage In An Adjacent Block**
- **Well Presented Throughout**

Description

A well presented ground floor flat with front garden and a garage. Situated in the popular Hamworthy area of Poole, this one double bedroom flat offers entrance hallway, kitchen/breakfast room, lounge/dining room, modern fitted bathroom, gas central heating, double glazing, front garden and a garage in an adjacent block.

Location

The property is situated in Hamworthy, Poole and is a stone's throw from Holes Bay Nature reserve which is one of the best places to see the wildlife of Poole Harbour. The salt-marsh and intertidal mudflats are a haven for wetland birds, and the bay is a nursery for several fish species. Also a short walk through a copse is Upton Country House which has over 140 acres of beautiful award-winning gardens, open parkland, woodland and shoreline, with stunning Georgian Grade II* listed Upton House as the centrepiece. Poole town centre is only a couple of miles away, across the choice of two lifting bridges. For those that want to travel to Bournemouth, its approximately 8 miles away and Sandbanks beaches are only 15 minutes away.

Entrance

Composite door into entrance hall.

Entrance Hall

Double doors into storage cupboard housing wall-mounted combination boiler and space for tumble dryer. Door to bathroom, kitchen/breakfast room, lounge and bedroom. Tiled flooring. Coved and smooth set ceiling. Wall mounted single radiator.

Kitchen 11' 8" x 8' 6" (3.55m x 2.59m)

Double glazed window to rear elevation adjacent to opaque double glazed door allowing access to rear garden. Matching white units to three elevations with roll top work surface over. Stainless steel single bowl and drainer inset with mixer taps over. Integral four ring gas hob with filter hood over and electric oven under. Space for washing machine. Space for low level fridge and low level freezer. Tiled flooring. Coved and smooth set ceiling. Tiled splash backs.

Lounge 16' 1" x 10' 2" (4.9m x 3.1m)

Double glazed window to front elevation. Wall mounted double radiator. Coved and smooth set ceiling.

Bedroom 11' 10" x 9' 5" (3.6m x 2.86m)

Double glazed window to front elevation. Sliding doors to fitted wardrobes. Wall mounted double radiator. Coved and smooth set ceiling.



Bathroom

Opaque double glazed window to rear elevation. Matching white suite with panel enclosed bath with mixer taps and separate shower attachment over. Low level WC. Wall mounted wash basin with vanity cupboard under. Tiling to all visible walls. Wall mounted chrome style heated towel rail. Lino flooring. Coved and smooth set ceiling.

Front

The property comes with the front garden which is mainly laid to small stone with dwarf brick built retaining wall and a hard standing path leading along the side elevation to the front door.

Garage

In an adjacent block to the rear. There is a space adjacent to the garage block available for parking on a first come first serve basis.

Directions

From Poole Train station head east. At the roundabout, take the 1st exit onto Serpentine Road. Turn right to merge onto Towngate Bridge/B3068 and at the roundabout, take the 4th exit and stay on Towngate Bridge/B3068. At Hunger Hill Roundabout, take the 2nd exit onto West Street/A350 and then turn right onto Bay Hog Ln/A350. Continue straight onto Twin Sails Bridge and Continue onto Rigler Road. Turn right onto Blandford Rd/B3068 and continue for approximately 1.3 miles and Dawkins Road will be on the left.

