



43 Symes Road, Hamworthy, Poole BH15 4PR

Nicely positioned within a pedestrianised area of the popular Cobbs Quay Development lies this two-bedroom end of terraced home. There is well proportioned accommodation on offer with a garage located in a nearby block and the property is close to the marina, Hamworthy Park and beach as well as Upton County House.

EPC: 71 Council Tax Band: B Price: £255,000 Freehold

 **2**
 **1**
 **1**





Key Features

- NICELY POSITIONED END OF TERRACE
- ENTRANCE HALLWAY
- LOUNGE/DINING ROOM WITH PATIO DOOR LEADING TO THE GARDEN
- KITCHEN OVERLOOKING THE FRONT GARDEN
- TWO BEDROOMS
- SHOWER ROOM
- RECENTLY INSTALLED BOILER
- GARAGE
- COBBS QUAY DEVELOPMENT
- CLOSE TO COBBS QUAY MARINA/HAMWORTHY PARK & BEACH

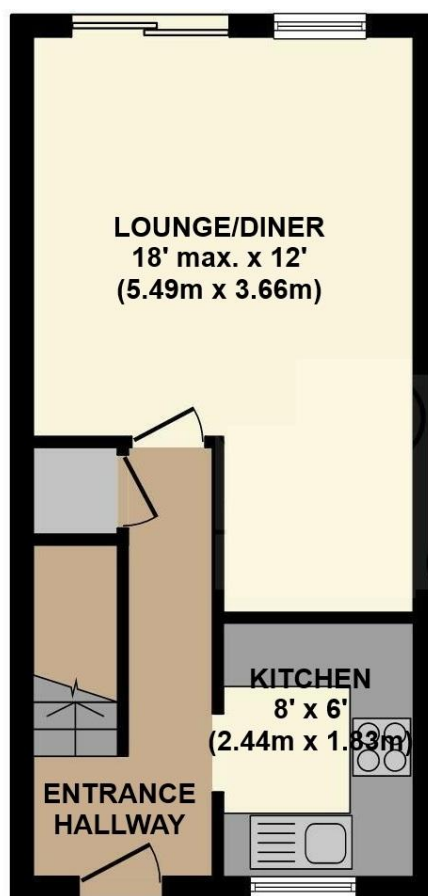
The Property

Initially there is a storm porch leading to a composite door, which then leads through to the entrance hallway with wood effect laminate flooring and stairs providing access to the first floor. Doors then lead off to the light, bright and airy generous size lounge/dining room with a double-glazed sliding patio door to the rear garden. The kitchen has ample storage units, space for freestanding alliances, part tiled walls and a window overlooking the front garden area. On the first floor there are two bedrooms with the master benefiting from a full-length built-in wardrobe with sliding doors, and the white three-piece shower room with fully tiled brick effect walls completes the accommodation.

The low maintenance outside front is enclosed by low level brick walling with patio slabs and a slate chipped border.

The rear garden is also set out with minimal maintenance in mind and comprises an initial patio area with a brick-built rockery. Stepping stones provide access to the rear with slate chipped borders and this leads up to an additional patio and a further brick-built rockery. A gate provides access to a pathway and located close by there is a garage conveyed with the house in a nearby block.

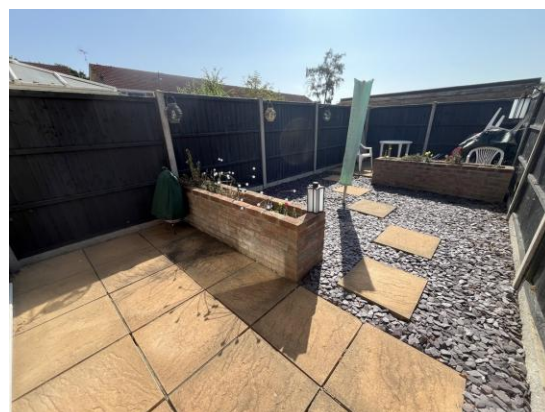
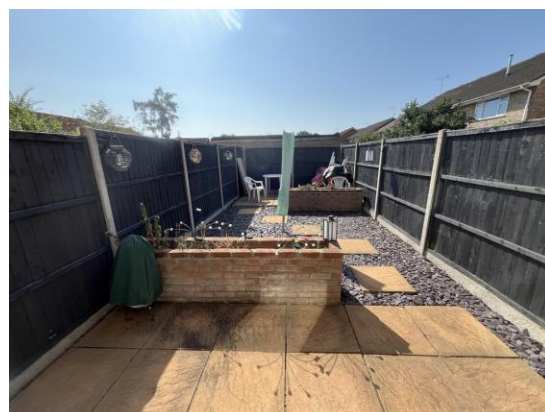
The property is set within a superb location in the Cobbs Quay development close to Cobbs Quay Marina. Hamworthy Park and beach, along with Upton County House and a main line London railway station are also close to hand and Poole Quay with its bars, restaurants and cafes is a short drive away.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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