



390 Blandford Road

Hamworthy, Poole, BH15 4JJ

**Guide price £315,000**



# 390 Blandford Road

Hamworthy, Poole, BH15 4JJ

**Guide price £315,000**



Located in Hamworthy is this well presented and spacious three bedroom end of terrace house. Entry to the property is via the front door which leads on to the spacious entrance hall. The ground floor cloakroom is located off of the entrance hall and benefits from a frosted UPVC double glazed window, WC, wash hand basin with built in vanity unit and heated towel rail. There are two storage cupboards on the ground floor. The lounge/diner is a generous size and runs from the front of the property to the rear with dual aspect windows overlooking the front and rear gardens. There is a feature gas fireplace and surround with wood flooring running throughout. The modern kitchen benefits from a number of wall mounted and base units with work surfaces over as well as integrated appliances that include a double oven, hob, fridge/freezer, dishwasher and washing machine. There is access to the rear garden via a single patio door.

The first floor landing has doors leading to all rooms, a storage cupboard and access to the loft via a pull down ladder. There are three bedrooms with the master bedroom overlooking the front aspect and benefits from built in wardrobes. The remaining two bedrooms overlook the rear aspect. The modern bathroom benefits from tiled walls and floor as well as a bath with shower over and glass shower screen, WC, wash hand basin with built in vanity unit and heated towel rail.

Externally the property benefits from front and rear gardens. The front garden is enclosed via a hedge with laid lawn and concrete path. The rear garden benefits from a laid lawn with shrub borders, slabbed patio area, covered decking area and a

wooden gate leading on to the side path. There is a private driveway allowing off road parking along with a single garage in a block.

Further benefits to the property include a gas combi boiler installed in 2024 and external soffit and facias which were also updated in 2024.

The property is offered with **NO FORWARD CHAIN**.

The property is located in the popular area of Hamworthy, BH15. A short walk away are local amenities, Hamworthy train station and the popular Rockley Park. Local primary and secondary schools are within close proximity.

Copyright: - All photos, videos, and drone footage are copyrighted by Stour Estates. All rights reserved.

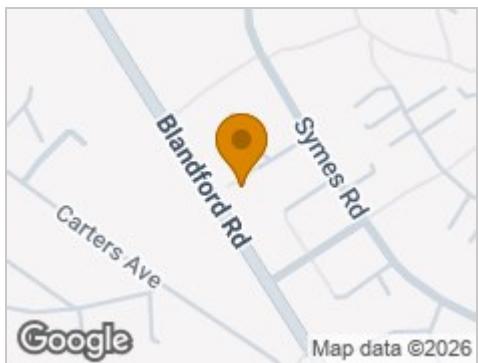
Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use.
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Stour Estates as the source of the material.

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.



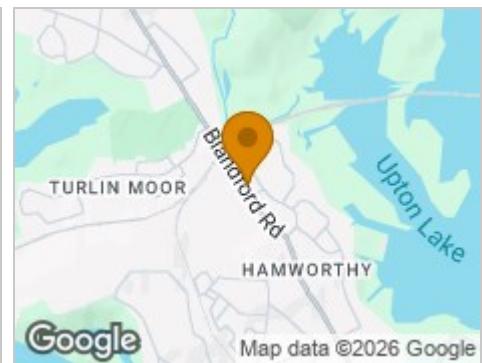
## Road Map



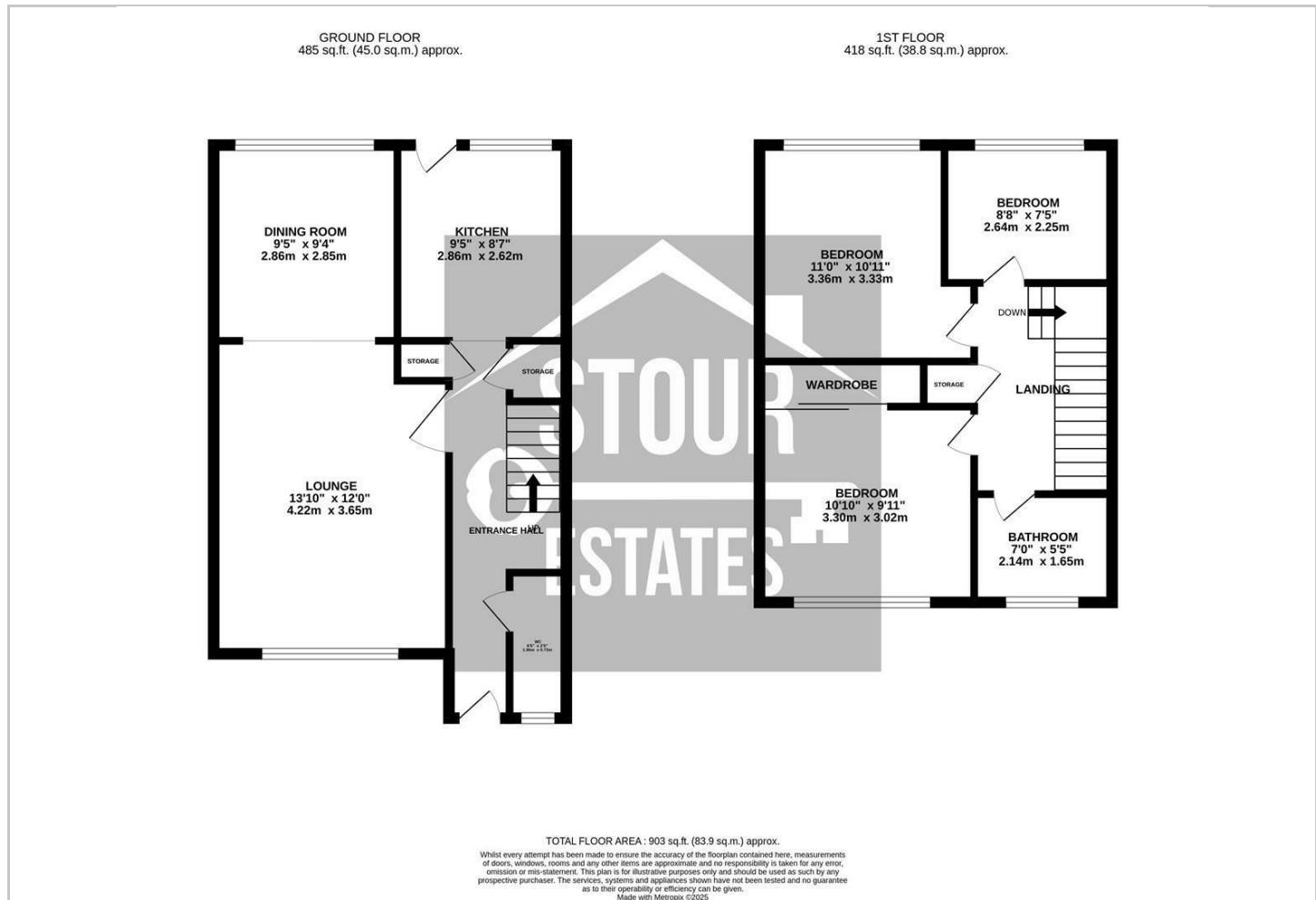
## Hybrid Map



## Terrain Map



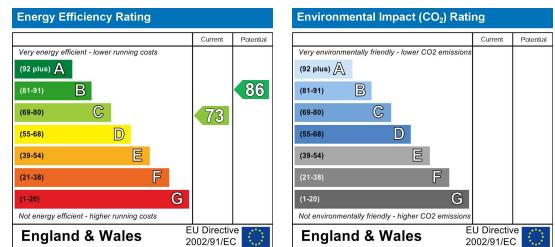
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.