



ATHERTONS
ESTATE & LETTING AGENTS
EST. 1985

55a Coles Avenue, Hamworthy, Poole, BH15 4HJ

Guide Price **£275,000**

NO FORWARD CHAIN - Situated within easy walking distance of the ever-popular Hamworthy Park and the beach, this delightful end-of-terrace home presents a fantastic opportunity for families or first-time buyers. Offered with no forward chain, the property combines comfort, convenience, and modern living in a sought-after coastal location.

Inside, you'll find a spacious and welcoming living room that flows seamlessly into a contemporary kitchen/breakfast room—perfect for both everyday living and entertaining. Patio doors open onto a low-maintenance rear garden, ideal for enjoying the warmer months. A practical downstairs cloakroom adds further convenience.

Upstairs, the home offers two generously sized double bedrooms and a stylish, modern shower room. Additional features include double glazing, gas central heating, and a private driveway providing off-road parking.

This beautifully presented property offers a relaxed lifestyle just moments from the waterfront—early viewing is highly recommended.





Hamworthy is a scenic suburb of Poole, Dorset, England, on a peninsula bordered by Poole Harbour, Holes Bay, and Lytchett Bay.

Historically, a Roman settlement known as Moriconium has evolved from an industrial hub to a desirable residential area, offering a blend of natural beauty, rich history, and modern conveniences. Hamworthy boasts several parks and green spaces, with Hamworthy Park being a notable highlight.

This park features a sandy beach, expansive lawns, a children's paddling pool, and a play area, making it a popular spot for families and outdoor enthusiasts. The park's café provides refreshments, and the nearby beach huts add to its charm.

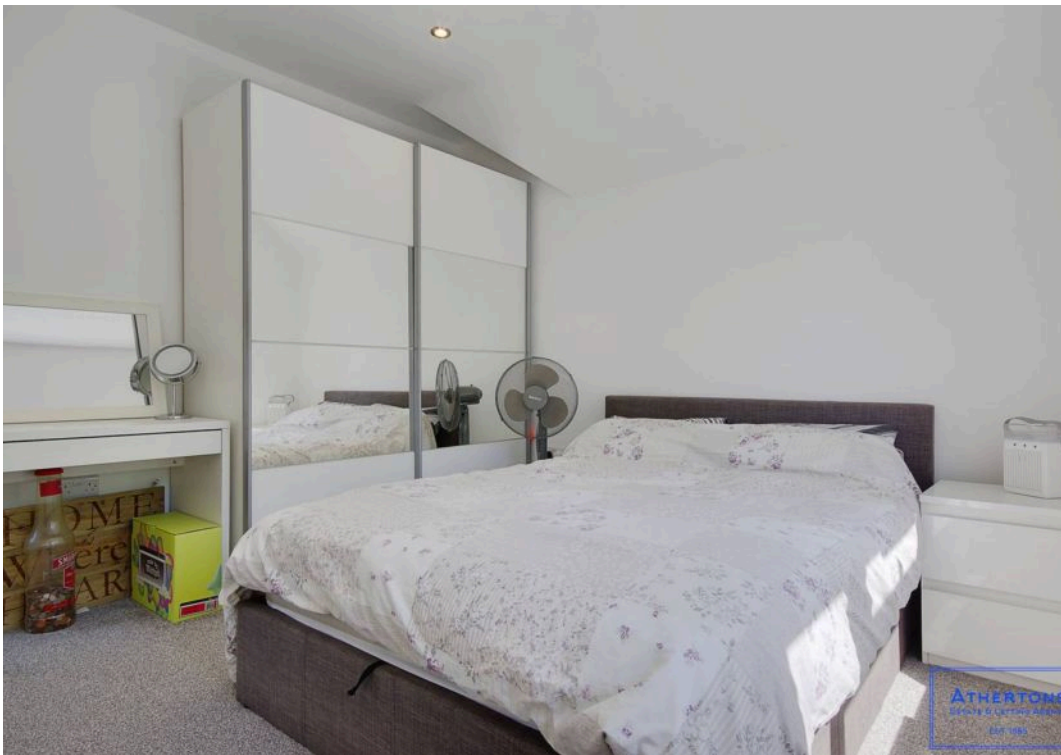
Hamworthy's history dates back to the Iron Age and Roman era, serving as a supply port for the Second Augustan Legion around 43 AD. The Romans established a settlement named Moriconium, utilising Poole Harbour for trade and military operations. Hamworthy is well-connected by rail, with Hamworthy railway station offering regular services to London Waterloo via the South West Main Line.

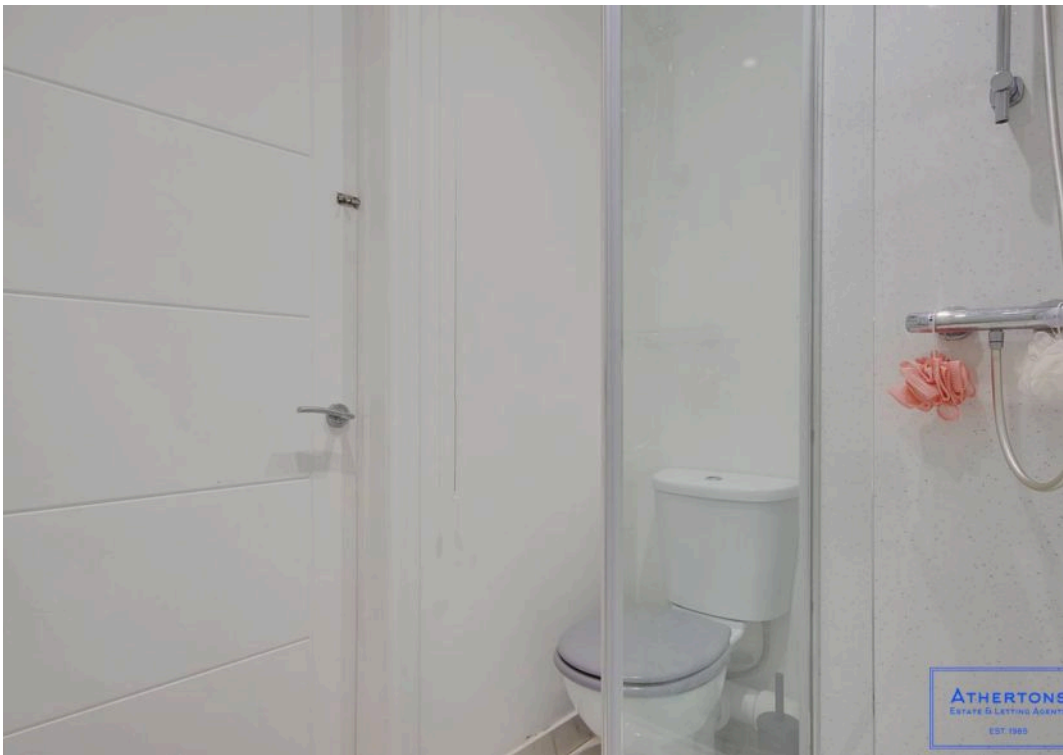
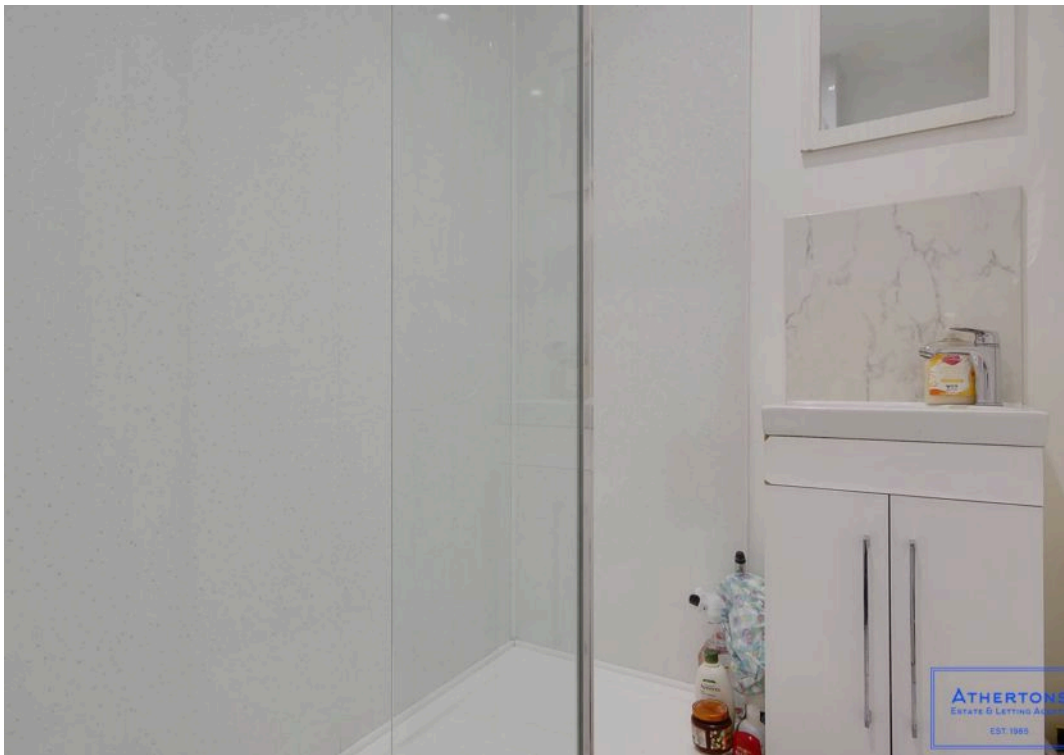
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

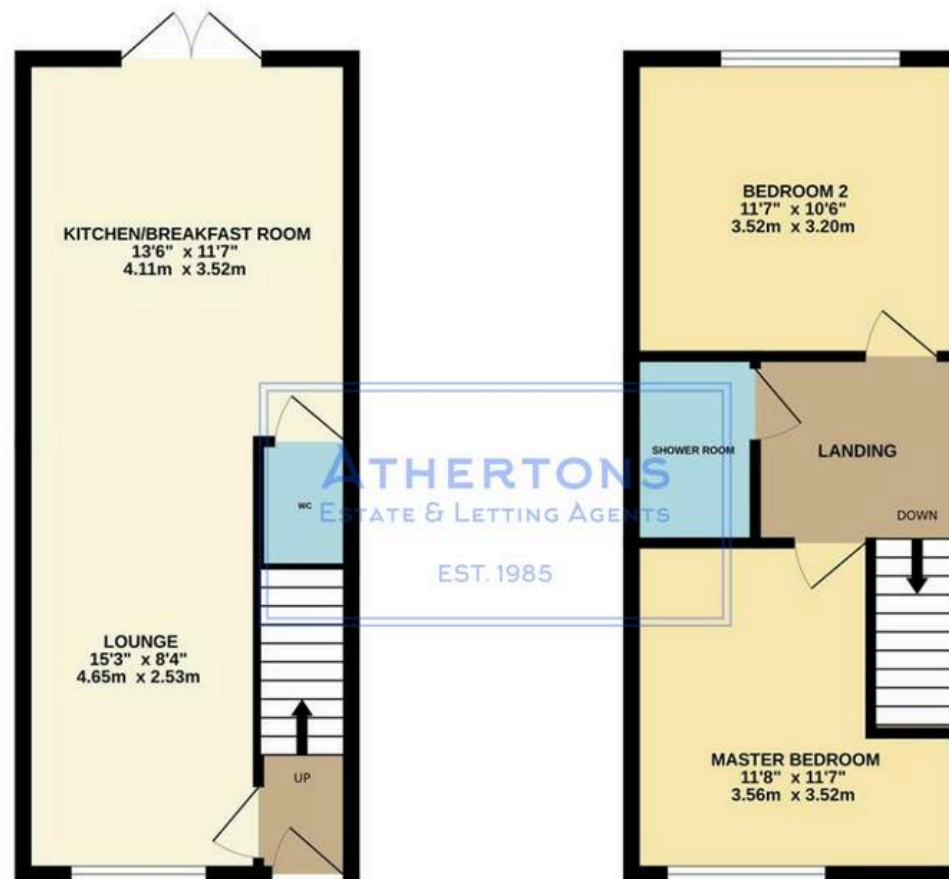






GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 665 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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