

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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52 Woodlands Avenue

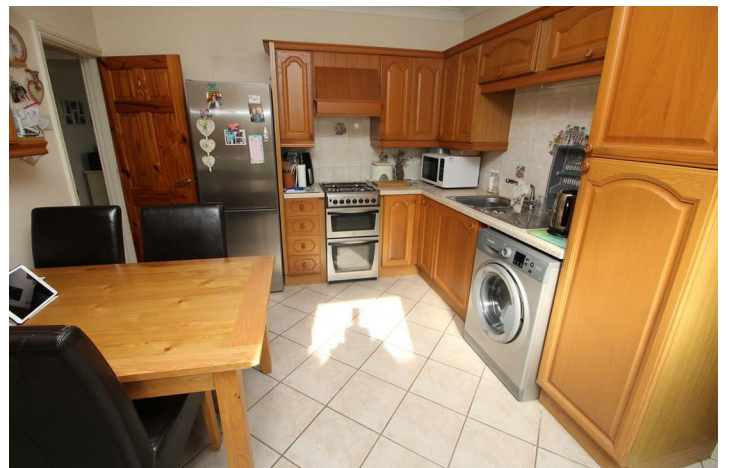
Poole, BH15 4EE

£495,000 Freehold



- 3 Bed Detached Bungalow
- Harbour Access Directly From Garden
- Driveway parking for Several Cars
- Close to Cobbs Quay Marina
- No Onward Chain
- Potential To Add Value & Extend (STPP)
- Large Rear Garden
- Prestigious Road in Sought After Location
- Short Walk To Shops & Amenities
- EPC D

**WATER'S EDGE DETACHED BUNGALOW** - A three bedroom property in need of modernisation with a large garden, situated in an enviable location right by the waters edge in Hamworthy. To the front of the property is a large brick paved driveway providing off road parking for multiple vehicles. The rear garden is an impressive size with a gated access leading to a jetty on the waters of Poole Quay. The property offers a fantastic opportunity for modernisation and could potentially be extended (subject to planning permission) by adding an additional storey to maximise the views over Holes Bay.



### **Hallway 16'11" x 288'8" (5.16 x .88)**

Central front aspect frosted glazed front door leading into the hallway. Carpet flooring. Pendant light. Radiator.

### **Bedroom 2 12'11" x 10'5" (3.94 x 3.18)**

Measurements into Bay. Front aspect double glazing. Radiator. Twin double built-in wardrobes. Pendant light. Carpet Flooring.

### **Bedroom 3 12'3" x 8'2" (3.74 x 2.49)**

Measurements into Bay. Front aspect double glazing. Radiator. Single double built-in wardrobe. Pendant light. Carpet Flooring.

### **Shower Room 8'2" x 4'9" (2.50 x 1.47)**

Side aspect frosted double glazing. Recently fitted modern shower room with fully tiled walls & flooring. Feature walk-in shower with extended shower tray and glazed screen and vanity unit sink with storage. WC. Chrome heated towel radiator.

### **Bedroom 1 14'1" x 10'1" (4.31 x 3.08)**

Rear aspect double glazing with shore views. Pendant Light. Radiator. Carpet Flooring.

### **Kitchen 12'7" x 11'3" (3.86 x 3.43)**

A traditional wooden fitted kitchen range of wall cupboard and base units. Contrasting worktops with inset stainless steel 1 1/2 bowl sink and drainer. Cream tiled splash back. Directional spotlighting. Gas hob with electric oven under and space for an extractor fan. Space for full-height fridge and washing machine and tumble dryer. Tiled flooring. Radiator. Integrated wall-mounted Vaillant central heating boiler. Space for a kitchen table. Side aspect frosted glazed UPVC and side door leading to the gated side path of the property

### **Living Room 15'5" x 12'0" (4.72 x 3.68)**

Dual aspect single extension living room enjoying direct shore/garden views. Sliding patio doors lead onto the

rear garden terrace. Pendant light. Radiator. Carpet flooring. Stone fire place with gas fire (disconnected).

### **Front Garden**

A front walled garden approach via iron gated entry leads onto the brick paved driveway with space for two vehicles.

### **Rear Garden**

A generous rear approaching the water front with direct water front access to the pontoon to the reach of the property. The garden is largely laid to lawn with a wooden garden shed and vegetable beds to the far end. To the rear of the property features a raised patio terrace with steps leading down to a lower terrace. Gated side access to the front.

### **Tenure**

Freehold

EPC Rating D

Council Tax Band D £2050.38 PA

Material: Standard Brick Construction

Broadband: Standard 5 Mbps 0.6 Mbps Good  
Superfast 67 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 100 Mbps

Environment Agency Flood Risk: very low risk of surface water flooding  
very low risk of flooding from rivers and the sea



GROUND FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA - 813 sq.ft. (75.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix (2024)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 61, Potential: 82
(92 plus) A	
(81-91) B	
(69-80) C	
(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

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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