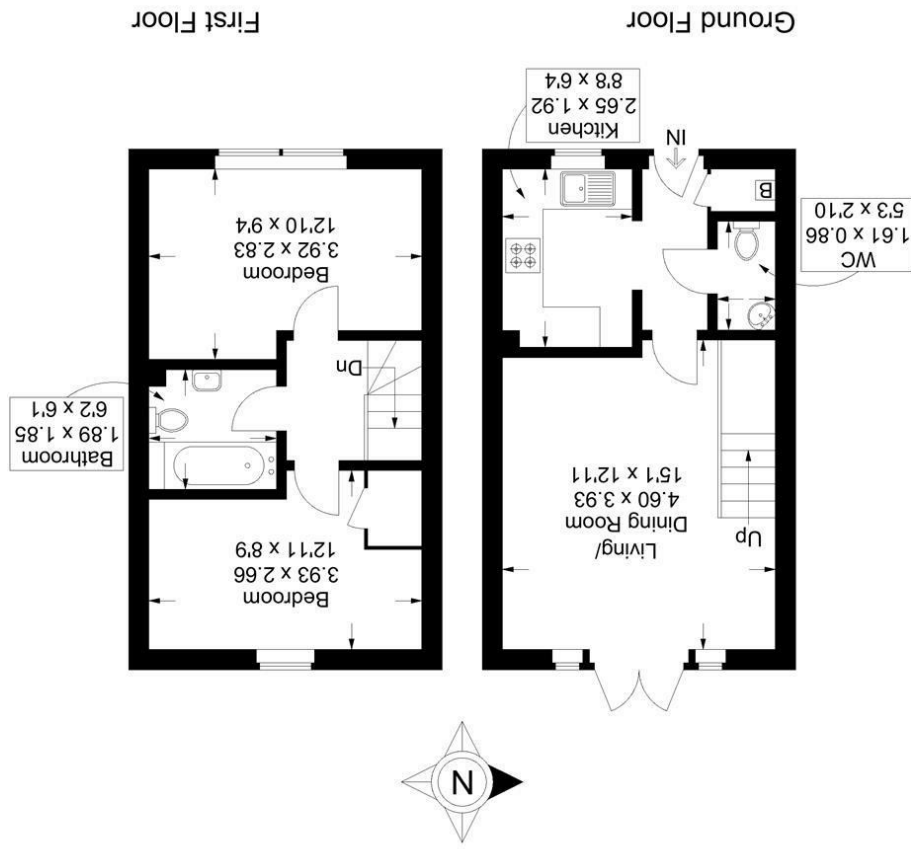


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Candace Place, Hamworthy
Approximate Gross Internal Area = 58.3 sq m / 627 sq ft

FLOOR PLAN



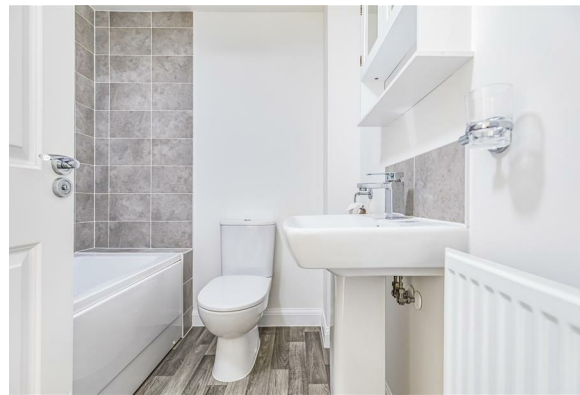
2 Candace Place
Poole, BH15 4FQ, Asking Price £289,995

MAIN FEATURES

- Freehold
- EPC Rated - B
- Suitable for Holiday Rentals
- Two Double Bedrooms
- Separate Modern Fitted Kitchen
- Garage
- Allocated Parking
- Near By Beach & Slipway
- Superb First Time Buy or Investment Opportunity
- No Forward Chain

Area

Hamworthy offers a range of attractions such as Lake Pier, Cobbs Quay Marina, Hamworthy Park,, Rockley Park Holiday & Leisure Park, The Yachtsman pub, Hamworthy Football Club and Hamworthy Beach which offers breath taking walks and beautiful scenery. Ham Common Viewpoint and Rockley Park. There are many other useful amenities such as Hamworthy train station that has a direct line to London Waterloo, shops, supermarkets, the post office and schools. Upton Country Park and Poole Quay are within close proximity and Bournemouth Town Centre and the beaches are only a short drive away.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

Description

Superb two double bedroom terrace home situated in the popular residential area of Hamworthy in Poole. The house boasts an abundance of features and is bright and airy throughout. Accommodation offers a welcoming entrance hallway, modern fitted downstairs WC and separate modern fitted kitchen with integrated appliances, There are French doors leading to the rear garden from the lounge/dining room and stairs leading to the first floor landing. Upstairs there are two well proportioned double bedrooms, one with built in wardrobe/storage and modern fitted family bathroom. The rear garden is fully enclosed and benefits from an abundance of sunshine throughout the day. Outside the property offers one allocated parking space and a garage is conveyed with the property. A brilliant opportunity to acquire this stunning property in a sought after location. Internal viewing is highly recommended.

Tenure

Tenure: Freehold
 EPC: B Rated [83], Potential of [98]
 Estimated Potential Rental Return: £1,400PCM
 Suitable for Holiday Rentals:

Asking Price £289,995

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A		83	
(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	

