

FOR SALE



9 Shapwick Road
Asking Price Of £280,000


MARTIN&CO

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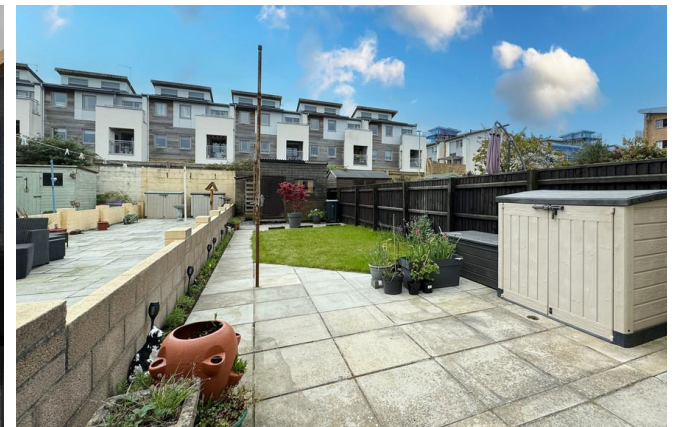
- charming seaside cottage!
- close to Poole Quay & the Old Town!
- council tax band 'B' = £1670pa
- enclosed rear garden
- parking
- modern kitchen
- cul de sac location

Introducing this immaculate mid terrace cottage in the seaside location of Hamworthy.

This period traditional property is full of character and boasts fresh, modern décor throughout. With two double bedrooms, a luxurious bathroom, and a beautiful kitchen, this home offers both comfort and style.

Outside, you'll find driveway parking and a low maintenance enclosed sun terrace & paved patio - ideal for enjoying the coastal sunshine.

Situated in a peaceful cul de sac, this property offers a quiet retreat while still being conveniently located close to Hamworthy Park and within walking distance to Poole Quay, the Old Town, and the Port.



ENTRANCE HALL

LOUNGE/DINER

KITCHEN

ENCLOSED REAR GARDEN

LANDING

TWO BEDROOMS

FAMILY BATHROOM

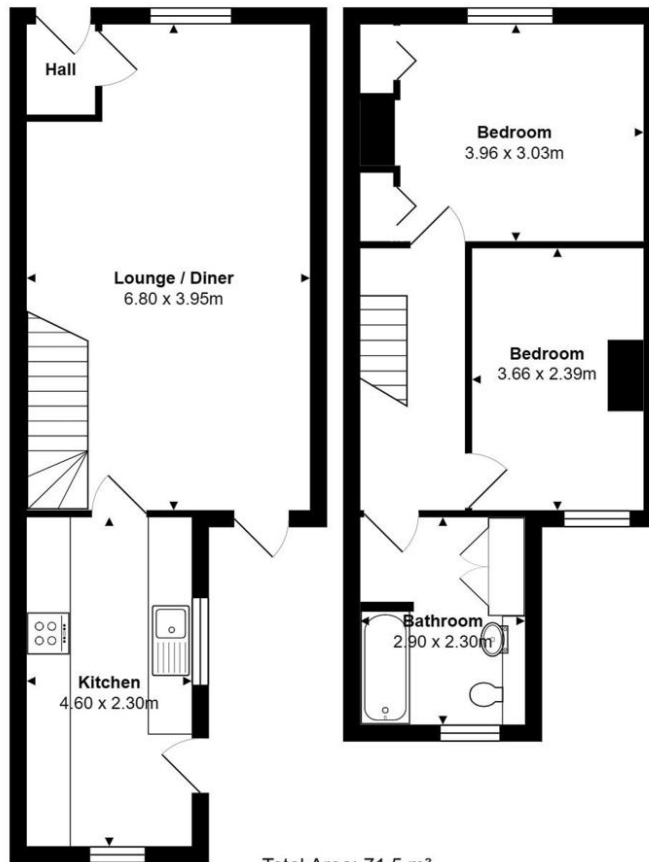
PARKING



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Total Area: 71.5 m²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.