

FOR SALE



Lake Road, Hamworthy, Poole
£375,000


MARTIN & CO

Lake Road, Hamworthy, Poole

£375,000

- *****NO FORWARD CHAIN*****
- **detached family home**
- **council tax band 'E' = £2625pa**
- **82 square metres**
- **enclosed rear garden**

Introducing a detached three-bedroom family home in Hamworthy, Poole - part of a small development and offered for sale with no forward chain. This newly redecorated and recarpeted property boasts a spacious living room, perfect for relaxing or entertaining, and an enclosed rear garden for outdoor enjoyment. Parking is a breeze with a driveway for three vehicles plus a garage. Located in a prime spot, this home is just a stone's throw away from the picturesque Hamworthy Park and beach, ideal for leisurely strolls or sun-soaked days by the sea. Local shops and schools are conveniently nearby, while adventurous souls can venture out towards Lake Pier and Ham Common for a pleasant walk in the great outdoors.

Inside, you'll find three bedrooms, including a master with an ensuite shower room, as well as a family bathroom for added convenience. The property spans an impressive 82 square metres and is in good condition, ready for you to make it your own.

ENTRANCE HALL ceiling light, large under stairs cupboard, radiator, tiled flooring.

LOUNGE/DINER Two ceiling lights, double glazed window to front aspect overlooking the front lawn & planted borders, including mature shrubs. Double glazed sliding door to rear



offering very pleasant views & access to the fully enclosed rear garden. Two radiators.

KITCHEN Inset spotlights, double glazed window & doors leading to the paved sun terrace. Range of wall & Base units with worktop over & splashbacks. Cupboard housing the 'Glowom' boiler, space for washing machine & free-standing fridge/freezer. Radiator, cooker hood, 'Zanussi' gas hob with 'Hotpoint' oven beneath. Tiled flooring.

CLOAKROOM Ceiling light, double glazed opaque window to side aspect. Toilet & basin with tiled splashbacks, radiator, tiled flooring.

LANDING Ceiling light, double glazed window to side aspect, loft hatch, airing cupboard housing hot water tank with shelving.

MASTER BEDROOM Ceiling light, double glazed window to rear aspect overlooking the rear garden & decked terrace. Built-in double wardrobe with hanging rail & shelving, radiator.

ENSUITE Inset spotlights, double glazed opaque window to rear aspect. Fully tiled enclosed shower cubicle, vanity unit with inset basin, tiled splashbacks, useful shelving & cupboards beneath & mirror over, toilet & radiator.

BEDROOM Ceiling light, double glazed window to front aspect, built in wardrobe, radiator.

BEDROOM Ceiling light, double glazed window to rear aspect, radiator.

BATHROOM Ceiling light, double glazed window, the suite includes a bath with shower over, basin & toilet, all with tiled splashbacks, shaver point & radiator.

REAR GARDEN Paved sun terrace leading to the circular lawn, surrounded by mature & well stocked borders.

Outside tap & gate to driveway. At the end of the garden there is a very pleasant, elevated timber decked terrace, ideal for relaxing or entertaining, large wooden garden storage box.

GARAGE with up & over door, power & light connected, personal door to garden. Boarded eaves storage.

PARKING on the driveway for two/three cars.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co Poole

109 Commercial Road • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



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.