



61 Woodlands Avenue, Hamworthy, Poole, BH15 4EF

Asking Price **£540,000**

- Detached Chalet Home
- Open Plan Kitchen/Living Area
- Balcony with Water Glimpses
- Sought After Location
- Modern & Spacious Throughout
- Three Double Bedrooms
- Off-Road Parking
- Garden Room with Light, Power & Heating
- Two Bath/Shower Rooms
- No Forward Chain

# 61 Woodlands Avenue, Poole BH15 4EF

Offered for sale with no forward chain is this modern & spacious chalet home situated just a stones throw from Cobbs Quay Marina. Benefitting from open plan living and a balcony with water glimpses.



Council Tax Band: D



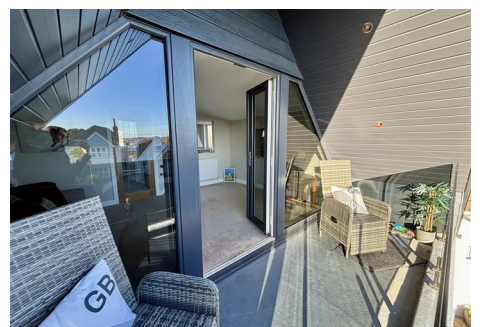
### Woodlands Avenue

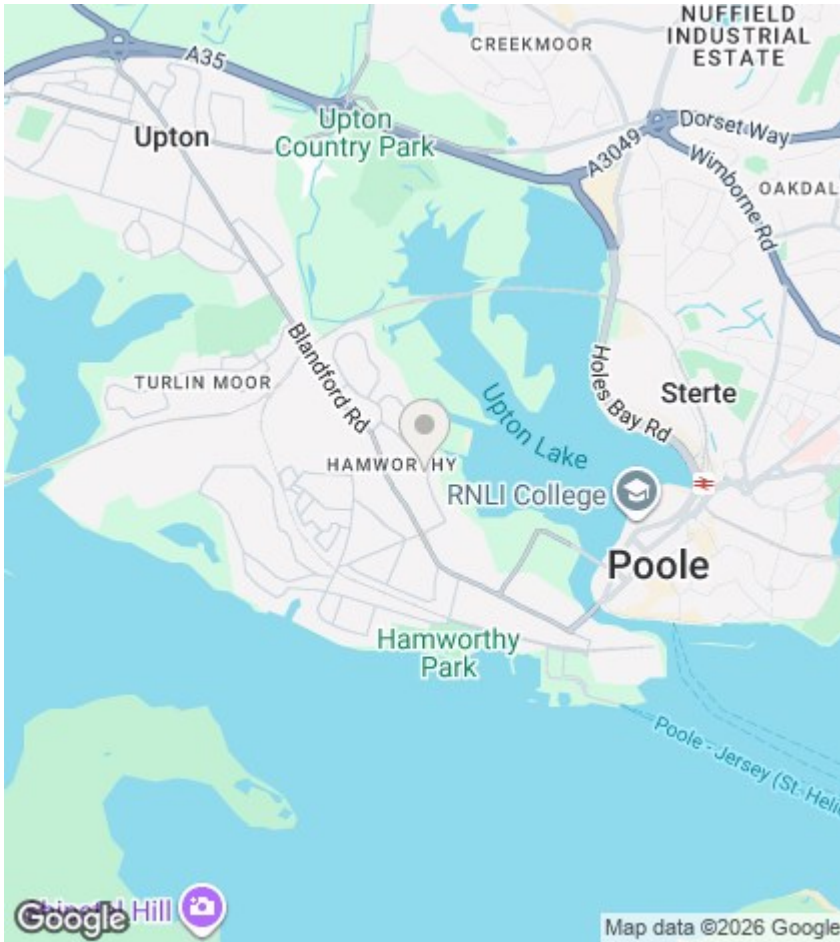
Thanks to a total overhaul by the current occupiers, the property now comprises well presented & generous accommodation. On the ground floor there is a spacious open plan kitchen/living area - the kitchen is well appointed and offers a range of base & eye level units, larder cupboard, integrated appliances and a island which is ideal for entertaining. Alongside this, there are two double bedrooms and a full bathroom. On the first floor you will find the lounge complemented by a front facing balcony offering views toward the water of Holes Bay. To the rear is the larger than average main bedroom that has a useful built in wardrobe and further en-suite shower room.

Further benefits include an enclosed westerly facing garden, large garden room with light power & heating, UPVC double glazing throughout, gas central heating and off-road parking for several vehicles.

The property is positioned on one of Hamworthy's most sought after roads, with both Cobbs Quay Marina on the doorstep and easy pedestrian access toward the historic Quayside. With our vendor offering no forward chain, internal viewing is encouraged at your earliest convenience in order to appreciate what this home has to offer. For more information, or to arrange a viewing, please contact our Upton Branch.







### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

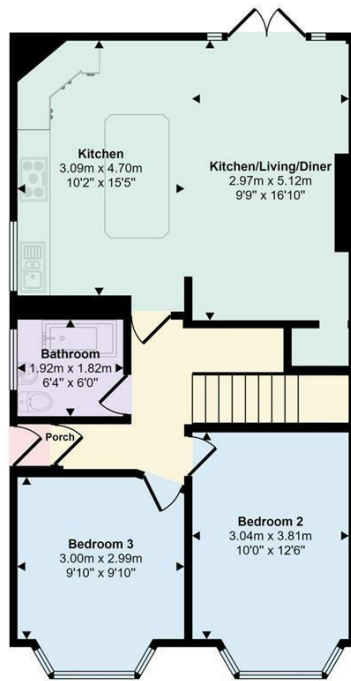
### Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

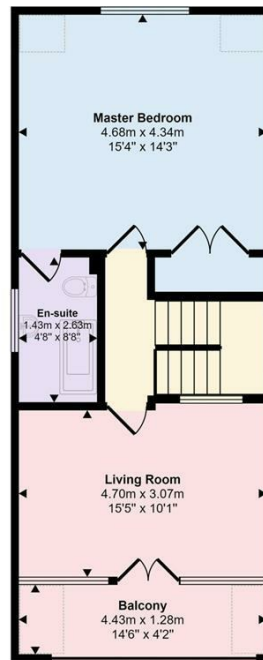
### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.