



51 Adams Close, Hamworthy, Poole, Dorset, BH15 4FF

**Asking Price £365,000**

- Three Bedrooms
- South Facing Garden
- Gas Central Heating
- Rear Garden
- Well Presented Throughout
- Modern Town House
- Solar Panels
- Allocated Parking
- En-Suite Shower
- Vendor Suited!

# 51 Adams Close, Poole BH15 4FF

A stunning three bedroom end of terrace home, ideally positioned within a modern and sought-after development, just a short stroll from Hamworthy Beach and Poole Quay with its vibrant selection of bars & restaurants.



Council Tax Band: D



## Adams Close

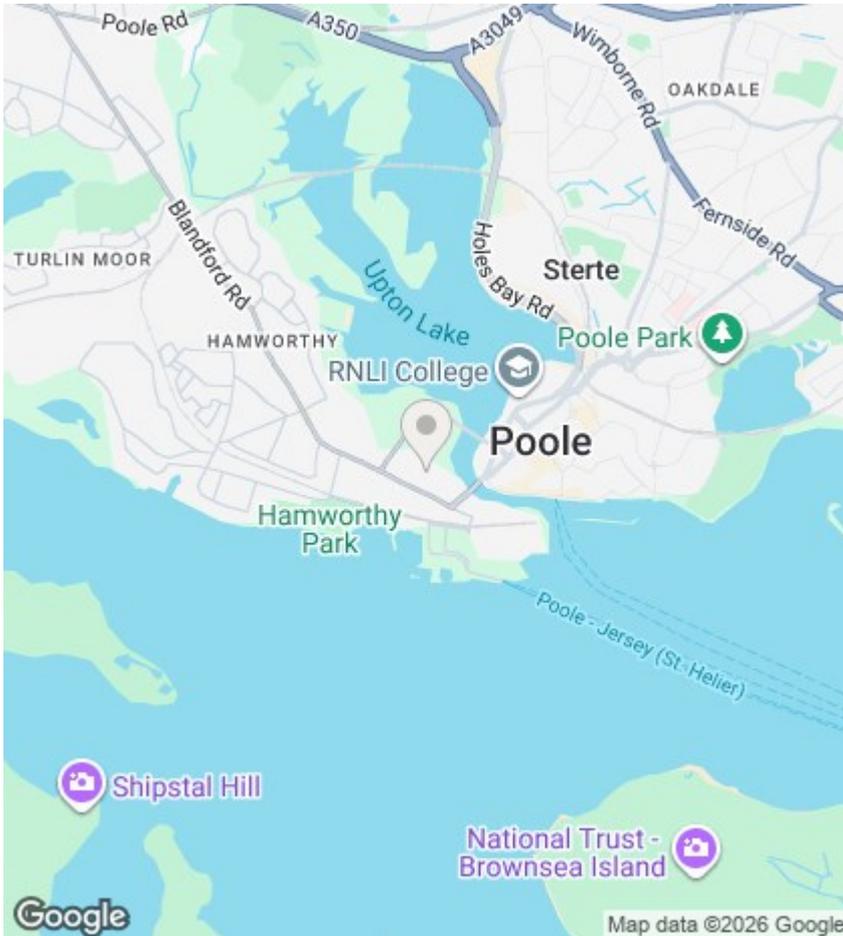
The property offers stylish and contemporary living throughout, and an internal viewing is highly recommended to fully appreciate both its exceptional location and the quality of accommodation on offer. The ground floor comprises a spacious 17' living room, a sleek and modern kitchen/breakfast/dining room, and a convenient downstairs cloakroom.

Upstairs, there are two well proportioned double bedrooms, with the principal bedroom benefiting from built in wardrobes and a contemporary en-suite shower room. A further good sized single bedroom and a modern family bathroom complete the first floor accommodation.

Externally, the home boasts a beautifully maintained south facing garden, featuring a paved patio and a lawned area, perfect for outdoor entertaining with the added benefit of a rear access gate. To the front of the property, there is an allocated parking space along with visitor permit parking.

Additional features of this must see home include understairs storage, integrated kitchen appliances (including a new dishwasher installed in 2025), solar panels, gas central heating, UPVC double glazing, new flooring to the lounge and hallway (2025), and a fully boarded loft. The property is also well served by nearby schools, including Twin Sails Infants and Nursery, Hamworthy Park Juniors, and The Cornerstone Academy.

For more information, or to arrange a viewing, please contact our Upton office.



## 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.

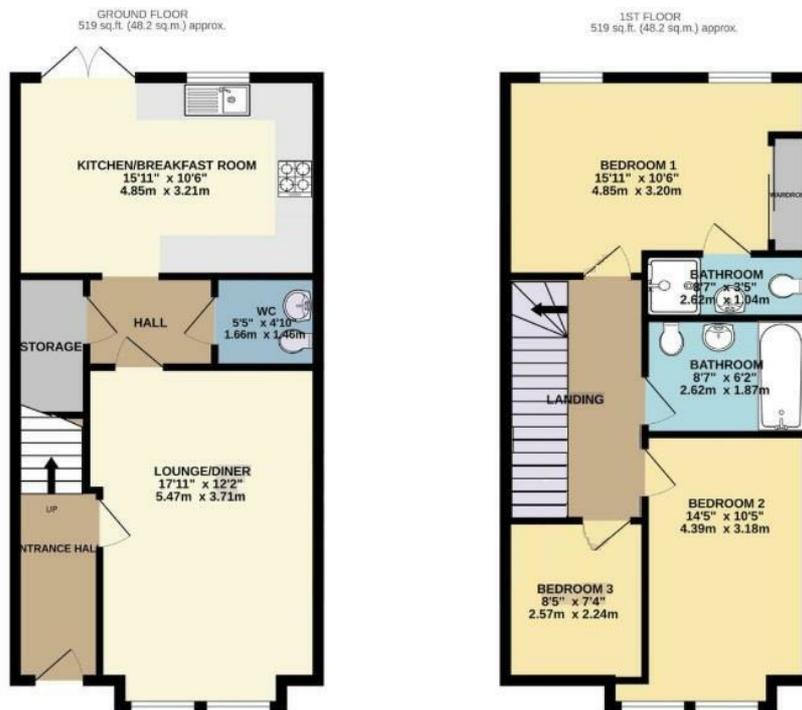
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	90
(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	



TOTAL FLOOR AREA: 1038 sq ft. (96.4 sq m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that their operation or efficiency can be given.  
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