



## 390 Blandford Road

Hamworthy, Poole, BH15 4JJ

**Guide price £307,500**



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Located in Hamworthy is this well presented and spacious three bedroom end of terrace house. Entry to the property is via the front door which leads on to the spacious entrance hall. The ground floor cloakroom is located off of the entrance hall and benefits from a frosted UPVC double glazed window, WC, wash hand basin with built in vanity unit and heated towel rail. There are two storage cupboards on the ground floor. The lounge/diner is a generous size and runs from the front of the property to the rear with dual aspect windows over looking the front and rear gardens. There is a feature gas fireplace and surround with wood flooring running throughout. The modern kitchen benefits from a number of wall mounted and base units with work surfaces over as well as integrated appliances that include a double oven, hob, fridge/freezer, dishwasher and washing machine. There is access to the rear garden via a single patio door.

The first floor landing has doors leading to all rooms, a storage cupboard and access to the loft via a pull down ladder. There are three bedrooms with the master bedroom overlooking the front aspect and benefits from built in wardrobes. The remaining two bedrooms overlook the rear aspect. The modern bathroom benefits from tiled walls and floor as well as a bath with shower over and glass shower screen, WC, wash hand basin with built in vanity unit and heated towel rail.

Externally the property benefits from front and rear gardens. The front garden is enclosed via a hedge with laid lawn and concrete path. The rear garden benefits from a laid lawn with shrub borders, slabbed patio area, covered decking area and a

wooden gate leading on to the side path. There is a private driveway allowing off road parking along with a single garage in a block.

Further benefits to the property include a gas combi boiler installed in 2024 and external soffit and fascias which were also updated in 2024.

The property is offered with NO FORWARD CHAIN.

The property is located in the popular area of Hamworthy, BH15. A short walk away are local amenities, Hamworthy train station and the popular Rockley Park. Local primary and secondary schools are within close proximity.

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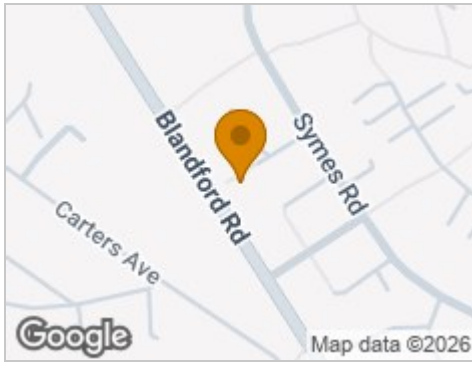
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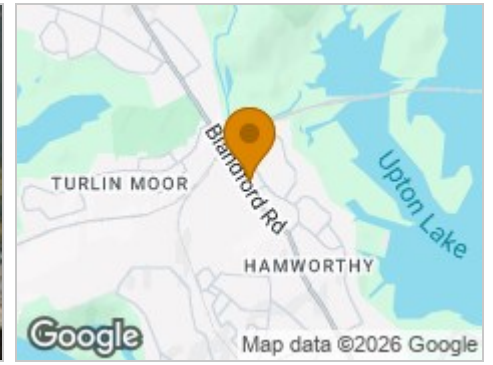
## Road Map



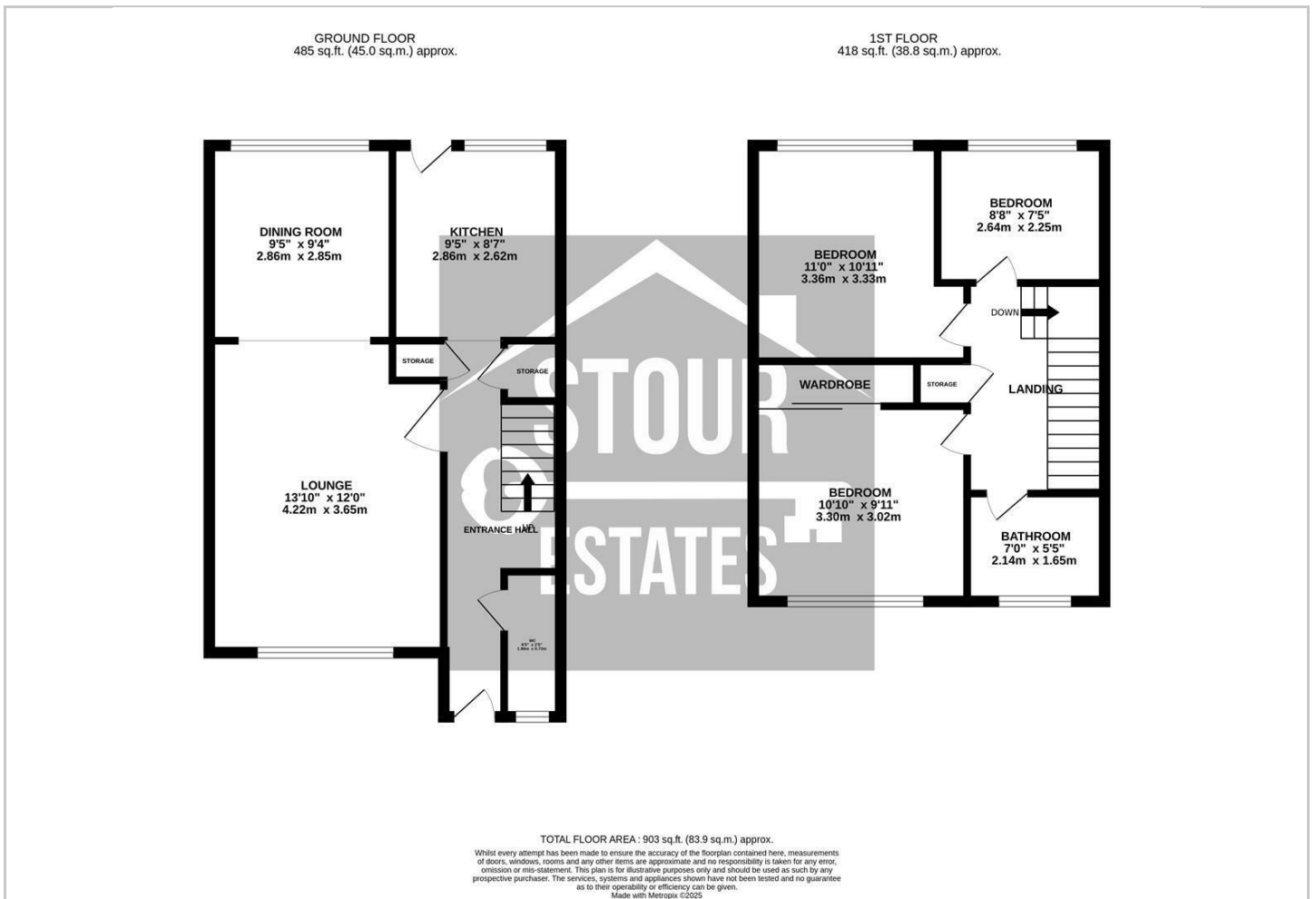
## Hybrid Map



## Terrain Map



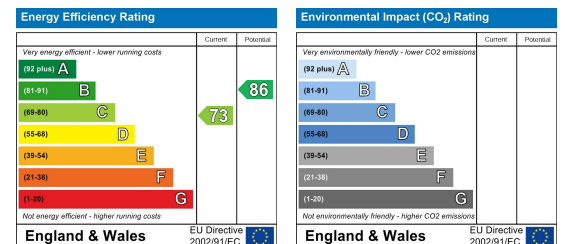
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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