



9 Old Rectory Mews, Hamworthy, Poole, Dorset, BH15 4BP

**Asking Price £325,000**

- Three Bedrooms
- Garage and Parking
- Double Glazing
- Tucked Away Position
- En-Suite Shower
- Semi Detached House
- Gas Central Heating
- Low Maintenance Garden
- Well Presented Throughout
- Downstairs Toilet



# 9 Old Rectory Mews, Poole BH15 4BP

Tucked away in a quiet mews development of just eight homes, this well maintained three bedroom end of terrace property provides a fantastic opportunity for first time buyers and those seeking a convenient location.



3



2



1



C

Council Tax Band: E



### Old Rectory Mews

The accommodation is well laid out and thoughtfully presented. On the ground floor, there is a welcoming lounge with a feature fireplace, creating a cosy living space. A modern fitted kitchen/dining room offers a practical and sociable area for cooking and dining, with direct access to the garden. A downstairs cloakroom adds further convenience.

Upstairs, the property has two spacious double bedrooms, with the main bedroom benefiting from a fitted wardrobe and en-suite shower room. The third bedroom is currently used as a study, ideal for those working from home, but could also serve as a single bedroom. A neat and tidy family bathroom completes the first floor.

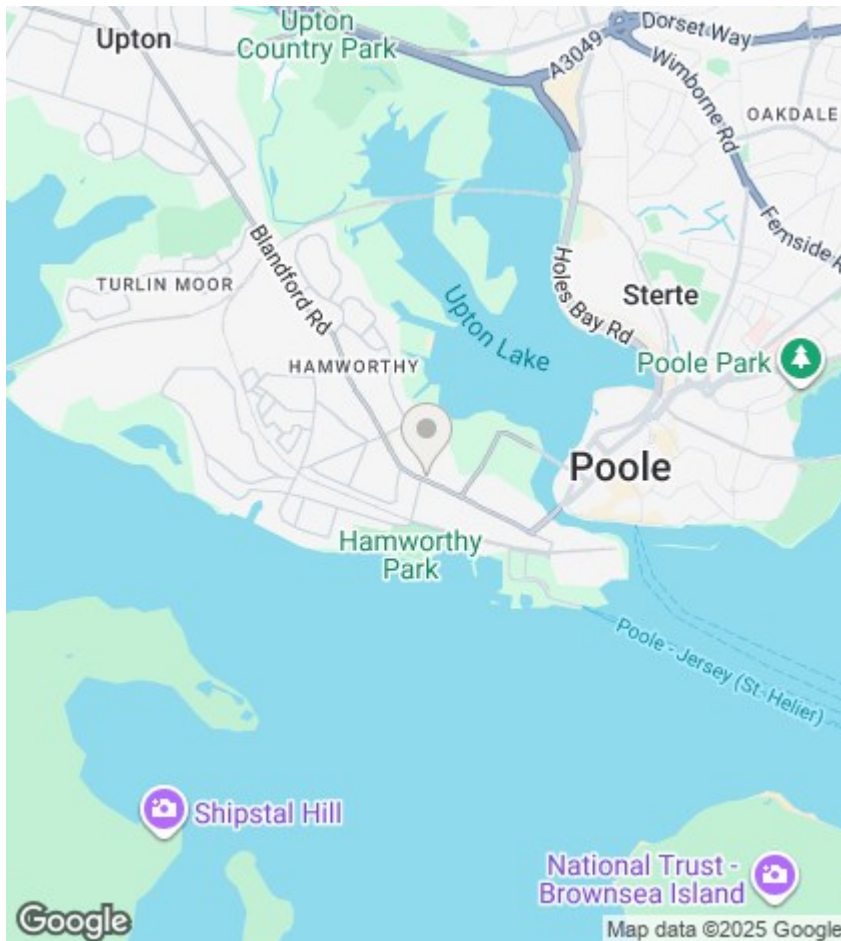
Outside, the rear garden is landscaped with a patio and artificial lawn, offering a low maintenance outdoor space perfect for entertaining. There is also rear access to a garage, providing secure parking or additional storage.

Further benefits include gas central heating, UPVC double glazing throughout and a useful storage cupboard on the first floor.

Situated in the heart of Hamworthy, the property is within easy reach of local shops, amenities, and regular bus routes. Hamworthy train station, beach, and park are also nearby, making this a superbly positioned home for both commuting and leisure.

Early viewing is essential to fully appreciate the tucked away location, well balanced accommodation and lifestyle this lovely home has to offer.





## 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

