



PURBECK PROPERTY

CELEBRATING 40 YEARS
IN WAREHAM

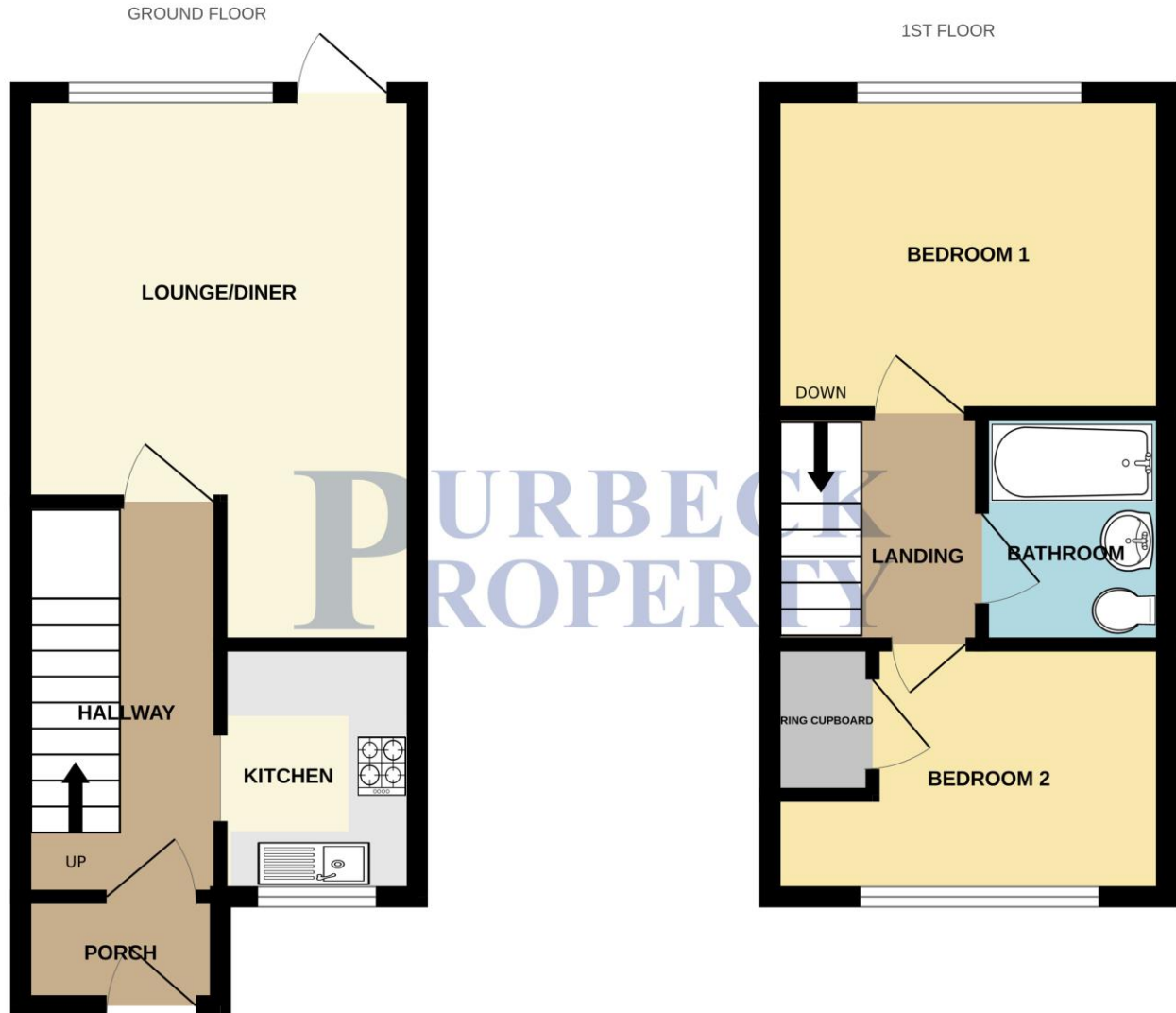
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**IDEAL FIRST TIME PURCHASE, REQUIRING MODERNISATION
IS THIS 2 BEDROOM HOME WITH A SPACIOUS LOUNGE/DINER,
ENCLOSED GARDEN & BENEFITTING FROM A GARAGE AT THE REAR
NO FORWARD CHAIN**



Inglesham Way, Poole, BH15 4PP

PRICE £220,000



Whilst every attempt 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location:

This home is set in a peaceful location, within 150 yards of Cobbs Quay and near the waterside walk which takes you along to Upton Country Park. This walk provides views along Holes Bay. Hamworthy Park is a mile from Poole Quay and is an attractive Harbourside Park with 26 acres and panoramic views of Poole Harbour and the Purbeck Hills. Poole Town Centre is approximately 1½ miles walk through Hamworthy Park and is a similar distance by car. Poole offers an extensive range of shops and restaurants, and Poole Quay is a popular attraction.

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The Property:

This home requiring some modernisation is accessed through a single glazed glass panelled front door with matching windows to both sides, through into an entrance porch where there is power and a further glass panelled door leading into the entrance hallway. There are stairs up to the first floor accommodation, a radiator & an under stairs storage cupboard.

The kitchen is fitted with a matching range of cupboards at base and eye level with drawers. A one and a quarter bowl sink is set into the work surface, with a single-glazed window overlooking the front aspect. Integrated appliances include an oven, while a four-ring gas hob is set into the work surface. There is space for an under-counter appliance, and a serving hatch opening into the dining area.

The lounge has a upvc double glazed window with a radiator below and a matching upvc double glazed door out to the rear garden & space for a dining table and chairs.

Stairs lead up to the first floor accommodation.

Bedroom 1 is a double sized room with a single glazed window overlooking the rear garden.

Bedroom 2 is a double sized room with a single glazed window overlooking the front aspect and an airing cupboard housing the boiler with slatted shelving.

The family bathroom comprises of a WC, a wash hand basin set into a vanity unit, a bath with a wall mounted shower attachment, and a mirror fronted medicine cabinet. There is also a radiator.

Garage & Parking:

The property is conveyed with a garage with an up and over door

Garden:

The enclosed rear garden has a patio area abutting the property with a dwarf brickwork wall and steps up to the raised garden which is laid to astroturf and surrounded by fencing with a gate at the rear giving access to the garage.

Measurements:

Lounge	18'04" (5.58m) x 11'11" (3.35m)
Kitchen	5'06" (1.68m) x 7'10" (2.13m)
Garage	8'07" (2.44m) x 16'04" (4.97m)
Bedroom 1	11'11" (3.63m) x 9'11" (2.74m)
Bedroom 2	11'09" (3.58m) x 8'11" (2.44m)
Bathroom	6'06" (1.98m) x 5'06" (1.52m)

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

