



23 Galloway Road, Hamworthy, Poole BH15 4JS

* No Forward Chain * This extended four bedroom end of terrace family home offers great size accommodation throughout. There is ample off road parking, a large low maintenance sunny aspect rear garden and Hamworthy Park and beach are a short drive away.

EPC: 70 Council Tax Band: C Price: OIEO £320,000 Freehold

 **4**  **1**  **2**





Key Features

- EXTENDED END OF TERRACE FAMILY HOME
- LARGE PORCH WITH STORAGE & ENTRANCE HALLWAY WITH CLOAKROOM
- SPACIOUS LOUNGE WITH DOORS LEADING TO THE GARDEN & A CONSERVATORY
- SEPARATE DINING ROOM
- GALLEY KITCHEN
- FOUR BEDROOMS
- SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- AMPLE OFF ROAD PARKING OR SPACE FOR BOAT/MOTORHOME
- SHORT DISTANCE TO HAMWORTHY PARK & BEACH

The Property

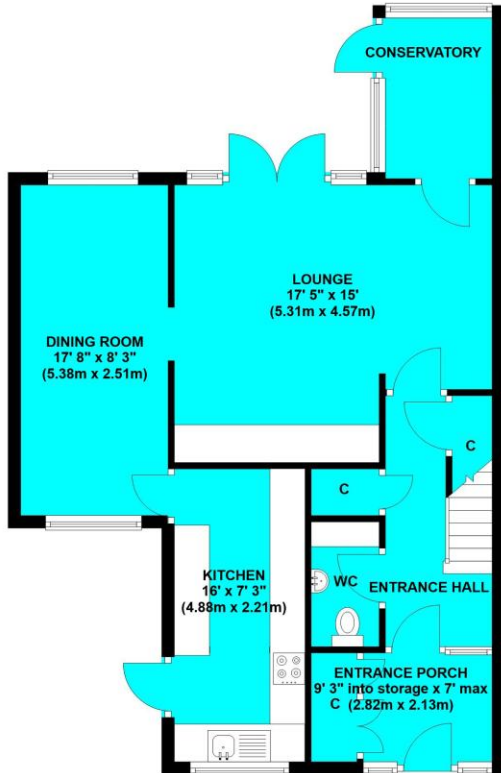
Upon entering there is a large porch with cupboard to the side and this is a great area for storage, coats and shoes. This then leads through to the entrance hallway with a ground floor cloakroom. To the rear there is a generous size lounge with French doors leading outside to the sunny aspect rear garden and from here doors lead to the dining room and sun conservatory. The conservatory has UPVC double glazed windows all around with access to the garden again, and the roomy dual aspect dining room is perfect for family gatherings and socialising. The accessible galley style kitchen offers ample storage units and drawers, space for appliances and there is

a window overlooking and a door leading out to the front.

Upstairs, the sense of space continues with four well-proportioned bedrooms all with either fitted furniture or ample space for this, and a shower room then completes the accommodation.

Outside to the front a tarmac driveway provides off road parking or space for a caravan/motorhome. There is a large low maintenance sunny aspect rear garden with storage sheds, which is ideal for alfresco dining or garden/patio furniture, and a rear access gate leads to Dawkins Road.

Ground Floor
Approx. 63.7 sq. metres (686.2 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 110.1 sq. metres (1185.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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