

FOR SALE



Shapwick Road, Poole
£250,000


MARTIN & CO

Shapwick Road, Poole

£250,000

- council tax band 'B' = £1670pa
- NO FORWARD CHAIN
- CLOSE TO POOLE QUAY & HAMWORTHY PARK
- off road parking
- enclosed rear garden

Welcome to this charming mid-terraced cottage in the desirable Hamworthy area of Poole. With three bedrooms, this property offers ample living space and the perfect opportunity to modernise and make it your own. Situated conveniently close to Poole Quay and Hamworthy Park, you'll have easy access to stunning waterfront views and outdoor recreational activities, one can also enjoy a level walk into Poole town centre, the Old Town & of course, the Port. The property also boasts off-road parking, an enclosed rear garden, and gas central heating for your convenience.

LOUNGE/DINER UPVC door & window to front aspect, ceiling lights & wall lighting, stairs rising to first floor. Two radiators, fireplace with marble hearth & surround.

KITCHEN Two ceiling lights, range of wall & base units with tiled splashbacks & worktops over. Cooker hood, gas hob & electric eye level oven. Space & plumbing for washing machine tumble dryer, free standing fridge/freezer. Radiator, single glazed door leading to the garden.



REAR GARDEN Covered storage area immediately outside the back door leading into the garden. Sun terrace, with paved path, (with lawn either side) which leads to the further paved patio at the end of the garden. (Agents note - there is a right of way via adjacent gardens using a gate in the fence.)

BATHROOM Ceiling light, double glazed window to rear aspect, Single glazed window to side aspect. The suite includes a corner bath with shower over, toilet & basin with tiled splashbacks. Radiator, wall mounted 'Glowom' boiler, extractor fan.

LANDING with loft hatch, (loft with possible future option for conversion) & airing cupboard.

MASTER BEDROOM Ceiling light, double glazed window to front aspect, with built in storage. Radiator.

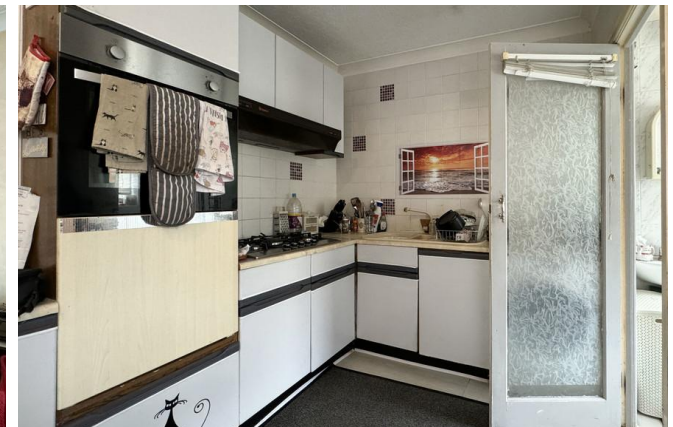
BEDROOM Ceiling light, window to rear aspect, radiator.

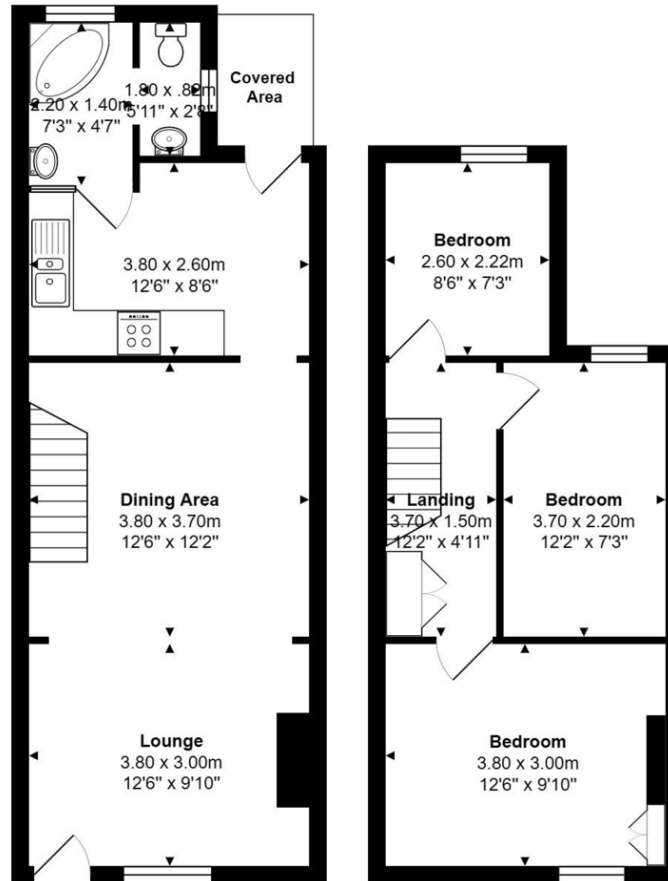
BEDROOM Window to rear aspect.

PARKING off road parking for one vehicle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Martin & Co Poole

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