

**FOR SALE**



**Broomhill Way, Poole**  
**£375,000**

**MARTIN&CO**



## Broomhill Way, Poole

£375,000

- close to Hamworthy Park!!!
- parking & garage!
- private garden & balcony!
- council tax band 'D' = £2147.75pa
- master bedroom with ensuite



Introducing a stunning townhouse in the highly sought-after area of Hamworthy, Poole. This beautifully presented property boasts three double bedrooms, including a master bedroom with a balcony and ensuite. Each bedroom comes complete with fitted wardrobes, providing ample storage space for your belongings.

Step outside to discover a west-facing enclosed rear garden, perfect for enjoying the sunshine or hosting outdoor gatherings. Parking will never be an issue with a garage and space for three cars. Situated just a level walk away from Hamworthy Park, Poole Quay, Poole town centre, and the port, this townhouse offers convenient access to a variety of local amenities and attractions. With 107 square metres of living space, this property is perfect for families or those looking for a spacious home in a prime location.

**ENTRANCE HALL** Ceiling light, radiator, tiled flooring. Useful under stairs storage area with coat hooks.

**CLOAKROOM** Ceiling light, extractor fan, toilet & basin both with tiled splashbacks & tiled flooring. Radiator.

**KITCHEN/DINER** Ceiling light, double glazed windows & doors providing views of & access into the enclosed rear garden. Range of wall & base units with tiled splashbacks & worktop over. 'Bosch' cooker hood, stainless steel gas hob, 'Bosch' electric oven beneath. Integrated fridge & freezer, integrated washing machine, space for dishwasher. Radiator, space for family size dining suite.

**REAR GARDEN** Enclosed & very private rear garden, designed to be low maintenance by the current owners, laid to paving with some planted shrubs & mature palm tree. Plenty of space for outside dining & entertaining. Outside tap, timber construction shed, gate to rear path.

**GARAGE** with up & over door.



**FIRST FLOOR LANDING** with double glazed window to front aspect, ceiling light, radiator.

**LIVING ROOM** Two ceiling lights, large double glazed picture windows to rear aspect allowing pleasant views across the immediate surroundings & the garden below. Further double-glazed window to rear aspect, two radiators.

**BEDROOM/HOME OFFICE** Ceiling light, double glazed window to front aspect, built in double wardrobe, radiator.

**SECOND FLOOR LANDING** Extra height ceiling with double glazed window creating a great feeling of space! Wall light, large airing cupboard housing 'Potterton' gas central heating boiler with shelving.

**MASTER BEDROOM** Ceiling light, double glazed window & door opening onto the balcony. Double & single built-in wardrobes, radiator.

**BALCONY** With fabulous 180-degree views, to the left one looks across Poole harbour to the Purbecks & Corfe Castle beyond, then panning to the right, one can see the mast of the yachts at Cobbs Quay!

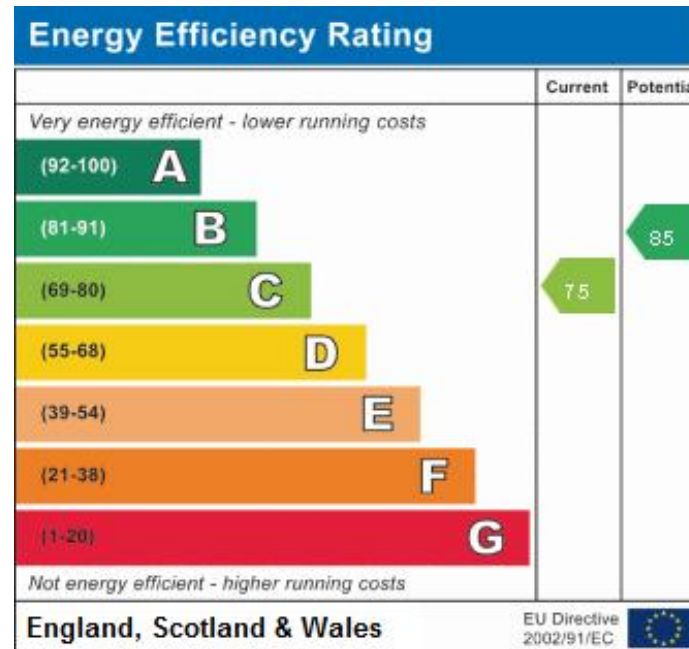
**ENSUITE** Ceiling light, extractor fan, enclosed shower cubicle with tiled splashbacks, toilet & basin. Shaver point, radiator.

**BEDROOM** Ceiling light, two double glazed windows to front aspect, built in wardrobes, radiator.

**FAMILY BATHROOM** Extra height ceiling with double glazed window, the suite includes a bath with shower over, toilet & basin. All with tiled splashbacks, radiator & shaver point.

**PARKING** space for two vehicles on the block paved driveway.

**AGENTS NOTE** (Whilst the tenure of this property is freehold, there is an annual rent charge of £10 and a service charge to cover the maintenance of common areas of £111pa)







## Martin & Co Poole

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.