

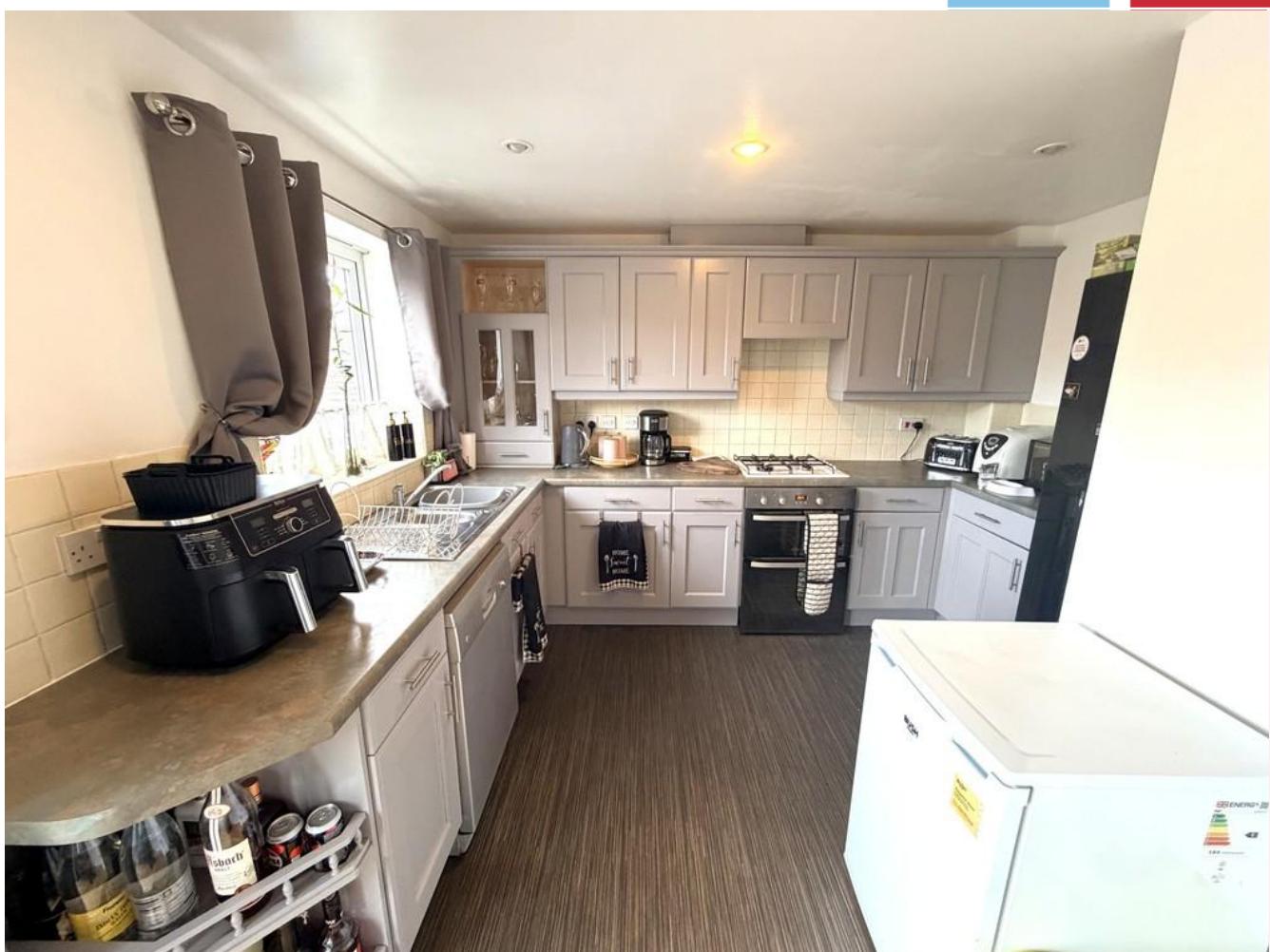


33 Benjamin Road, Hamworthy, Poole BH15 4QU

Nicely positioned overlooking the green in the popular Rowan's development lies this three/four bedroom town house. There is well-proportioned living accommodation on offer to also include a good size lounge/dining room, kitchen/breakfast room and the property is only a short distance away from Hamworthy Park and beach.

EPC: 75 Council Tax Band: E Price Guide: £365/£375,000 Freehold

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Key Features

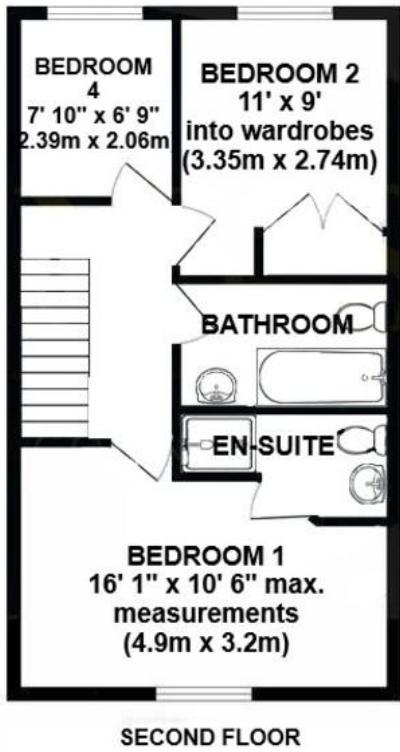
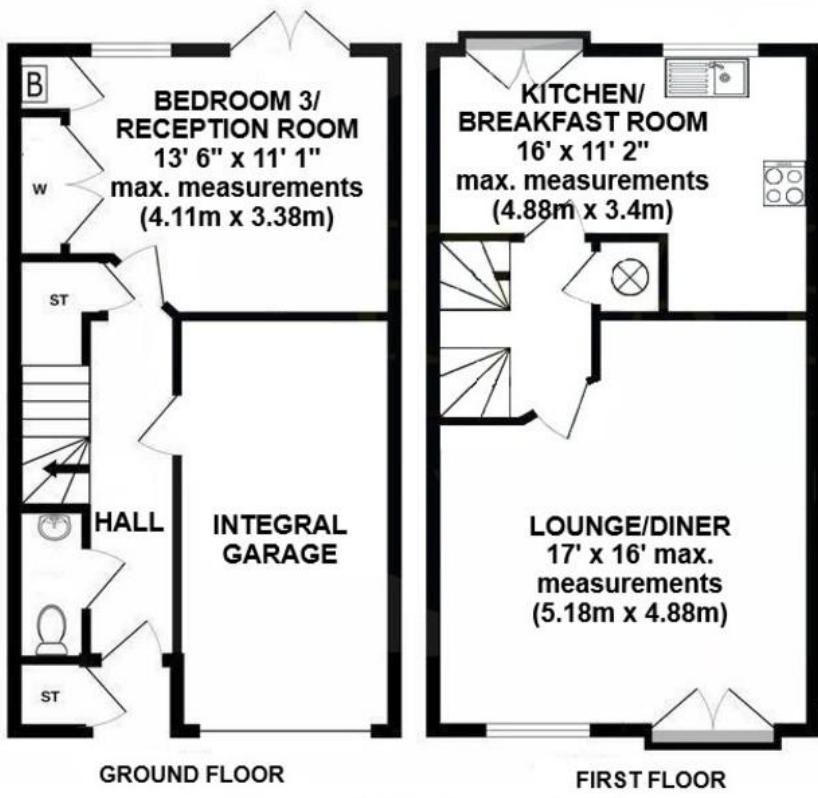
- THREE STORY TOWN HOUSE
- ENTRANCE HALLWAY & CLOAKROOM
- LOUNGE/DINING ROOM OVERLOOKING THE GREEN
- KITCHEN/BREAKFAST ROOM
- THREE/FOUR BEDROOMS WITH EN-SUITE TO THE MASTER
- FAMILY BATHROOM
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING FOR THREE CARS & INTEGRAL GARAGE
- POPULAR & CONVENIENT LOCATION
- NO FORWARD CHAIN

The Property

A porch area leads into the entrance hallway where you will find a cloakroom, door to the integral garage and a second reception room/ground floor bedroom that leads out to the rear garden. On the first floor there is a roomy size lounge/dining room to the front overlooking with a Juliet balcony providing a pleasant view over the green. To the rear there is a generous size kitchen/breakfast room again with a Juliet balcony overlooking looking the rear garden. To second floor is the master bedroom with an en-suite shower room, two further bedrooms to include a double and a single and a family bathroom then completes the accommodation.

The front of the property offers three parking spaces leading to the integral garage. The courtyard style rear garden combines a patio area and a section with stone chippings leading to the summer house and bar.

The Rowans is a popular modern development close to local schools, amenities and bus services. A short distance away you will find Hamworthy Park and beach, Poole Quay, Lake Pier and Upton Country House and Park.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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