



HEARNES

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**Lake Rd, Hamworthy
Poole, Dorset, BH15 4LH**

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Freehold Price £300,000

Offered with no forward chain and immediate vacant possession is this extensively refurbished detached bungalow, set on a corner plot with two double bedrooms, two bath/shower rooms (one en suite) lounge, kitchen/breakfast room, garage and a garden offering a great space for outside dining. The property is located within 180 yards of local shops and within a mile of Hamworthy Park.

The bungalow has recently undergone a considerable amount of renovation work to include redecoration, two stunning bathrooms and brand new carpets fitted throughout.

The brand-new kitchen has just been completed with a lovely range of high gloss grey units with wood effect work tops and breakfast bar. The kitchen includes built in oven, ceramic hob and chimney style hood, integrated dishwasher, integrated washing machine and integrated fridge/freezer.

The lounge/dining room is in the centre of the property with a large bay window allowing plenty of light into the room and a wood burner which provides an attractive focal point.

The generous master bedroom is set at the front of the property and now includes fitted wardrobe and a brand new en-suite shower room comprising a white suite with a wash hand basin set into a vanity unit and stylish grey tiles. The second bathroom is of equal measure and offers a bath with an electric shower over and a back lit vanity mirror.

The rear garden is on the south and west elevations and has a range of shrubs and an ornamental pond with steps up to a decked and paved area which is ideal for alfresco dining, there is also a lovely trellis arch which provides access to a drive and garage which has a gated entrance from a side road.

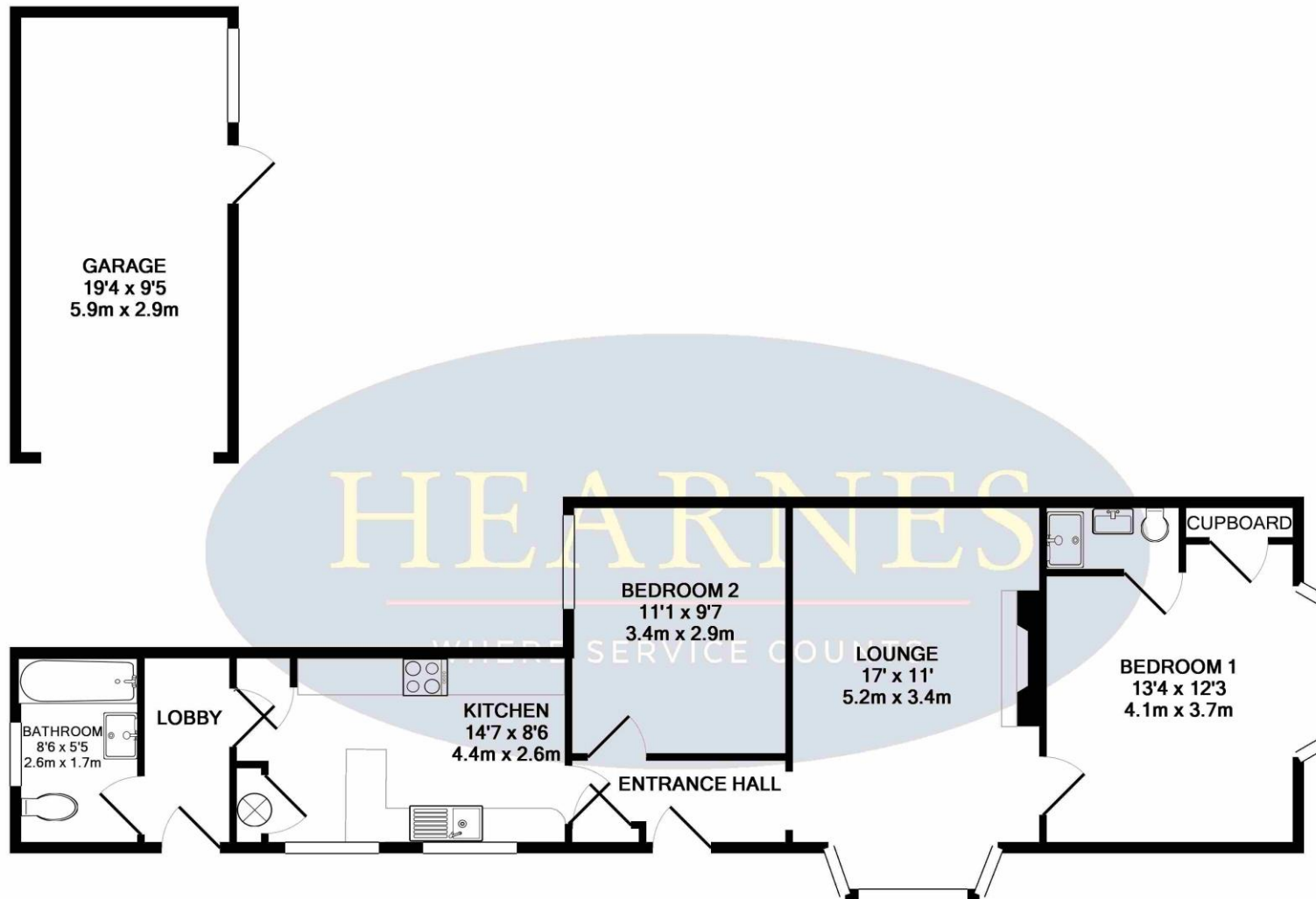
Additional benefits include heating via storage heaters and double glazing. Poole Town Centre is approximately 1.5 miles walk through the parkland by the sea and a similar distance by car. Poole offers an excellent array of shops and restaurants with the Quay being a popular attraction. Excellent schooling is available in both the private and public sectors with the Grammar Schools in Poole as well as Yarrells, Castle Court and Dumpton primary schools and Canford School all being easily accessible.

COUNCIL TAX BAND: D

EPC: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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