



**Dawkins Road, Hamworthy
Poole, Dorset, BH15 4JW**

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Leasehold Price £140,000

A spacious one bedroom, purpose built ground floor garden apartment with garage. This property has a generous lounge, kitchen/dining room and benefits from gas central heating and double glazing. The garden is at the front of the property and is laid to lawn. The property would benefit from redecoration and modernisation and is offered with no further chain. It is located within ½ a mile of the Lidl supermarket, ½ a mile from the local Co Op and Cobbs Quay which has beautiful harbourside walks around the Marina.

- A spacious one bedroom ground floor apartment
- Generous lounge with large picture window
- Kitchen/dining room with a range of floor and wall mounted units and a tiled floor
- Bedroom includes a range of fitted wardrobes
- Shower room
- Private front garden which is mainly laid to lawn with potential to landscape and enclose more
- Garage situated in a block (yellow door) which is approximately 50 metres from the property and is accessed via a private road
- Gas central heating & double glazing
- No forward chain

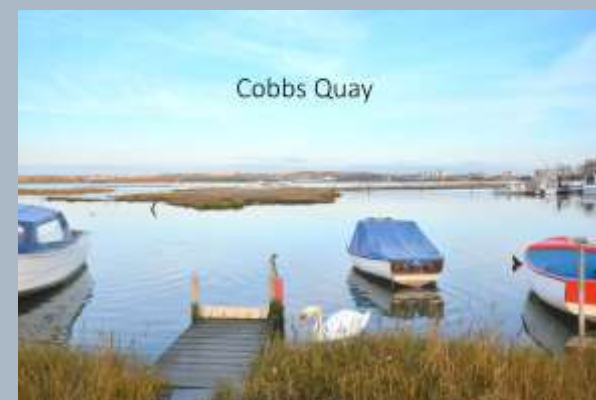
Within 160m of Blandford Road which offers a range of shops and food outlets with Poole Town Centre being approximately two and a half miles away offering an extensive range of shops and restaurants with Poole Quay being a popular attraction. Upton County Park is a mile away and is a fantastic day out for the family and perfect for a long walk, cycle or run.

COUNCIL TAX BAND: A EPC RATING: D

Term of Lease: 999 years from September 1971

Maintenance Charges: TBC

Ground Rent: TBC

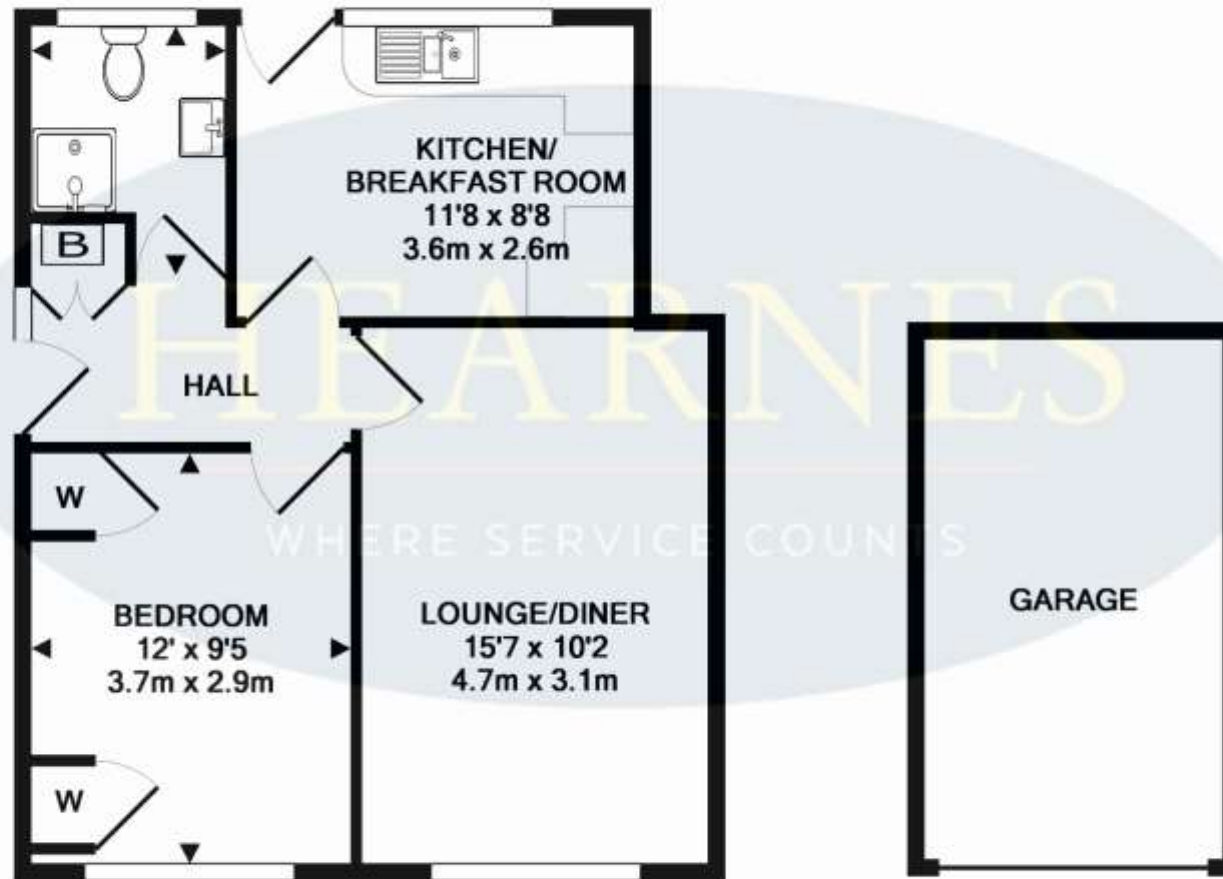


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)



Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 136 SQ.FT.
(12.6 SQ.M.)

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