



## Carisbrooke Crescent, Hamworthy, Poole BH15 4LA

Nicely positioned a short distance away from Hamworthy park and beach lies this three bedroom terraced family home. There is well proportioned living accommodation on offer to include a 24ft approx. lounge/dining room and a generous size conservatory. There is excellent public transport close by with Poole Quay and Upon Country Park a short drive away.

**EPC: TBC Council Tax Band: C Price: £290,000 Freehold**







## Key Features

- TERRACED HOUSE
- PORCH & ENTRANCE HALLWAY
- 24ft APPROX. LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN & UNDERSTAIRS PANTRY
- CONSERVATORY/UTILITY
- THREE BEDROOMS
- UPVC DOUBLE GLAZED ^ GAS FIRED CENTRAL HEATING
- FAMILY BATHROOM
- GARAGE
- CLOSE TO PARK & BEACH

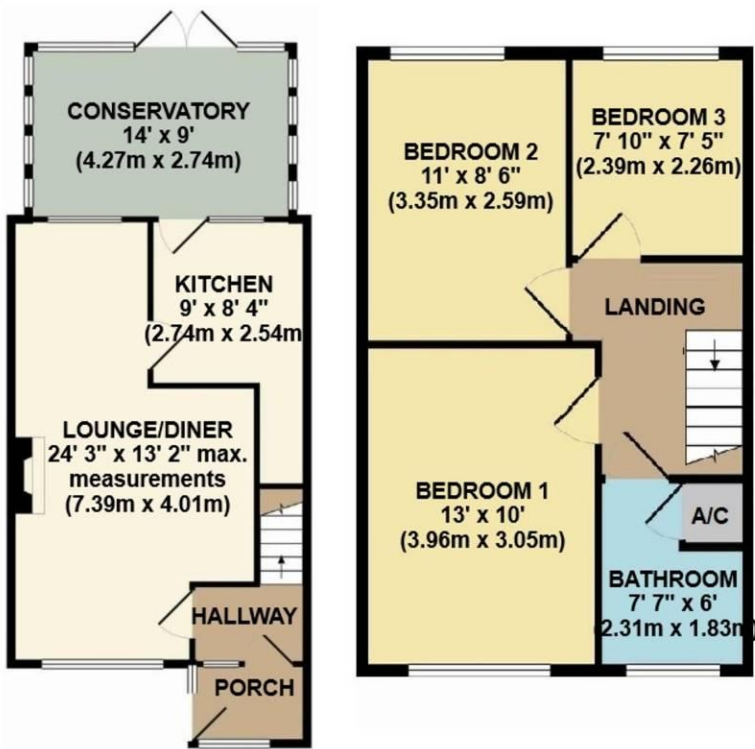
## The Property

Steps lead up to the porch and then in to the entrance hallway with a door leading through to the spacious dual aspect 24ft approx. lounge/dining room. From here there is access into a stylish modern fitted kitchen with understairs pantry and a UPVC double glazed door leads though to the generous size conservatory/utility room with double glazed French style doors providing access out on to the rear garden.

Stairs lead to the first floor accommodation where there are three bedrooms serviced by a family bathroom.

The outside front is mainly laid to shingle with a centre pathway and small area of lawn. There is the potential to create off road parking, with a shared driveway leading to a garage in a small block of four.

The rear garden has a good size patio with part shingled borders suitable for external garden/dining furniture and is enclosed with wood panelled fencing. A pathway behind the garage leads to an elevated sunny section of the rear garden which could be landscaped to provide a seating area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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.

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