

LOT  
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37 Carters Avenue, Poole, Dorset BH15 4JT  
\*GUIDE PRICE £110,000+



A two bedroom mid terrace house requiring refurbishment with the potential for extension/reconfiguration subject to any requisite consents.

#### DESCRIPTION

A two bedroom mid terrace property requiring a programme of refurbishment and offering the clear potential for extension and/or reconfiguration of the existing accommodation subject to any requisite consents. The property has a large rear garden which would benefit from landscaping/formalisation to fully enhance the property and a garage.

#### LOCATION

Hamworthy is a popular residential suburb of Poole being close to the town centre and the marina, with excellent shopping and leisure facilities and schools catering for all age groups.

#### ACCOMMODATION

**Ground Floor** Entrance hall, sitting room, dining room and kitchen.

**First Floor** Landing, two bedrooms and bathroom.

**Outside** Small front garden area with the main garden lying to the rear of the property requiring formalisation and a garage.

#### EPC

Energy Efficiency Rating – TBC

#### AUCTION VALUER

Wendy Alexander

#### VIEWING ARRANGEMENTS

Strictly by appointment only with Palmer Snell Upton 01292 622688. General enquiries Countrywide Property Auctions 01395 275691.

