

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

7 Fitzworth Avenue, Hamworthy, Poole, BH16 5AY

Poole

Guide Price £310,000

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Offered with no forward chain, this three-bedroom family home sits on a popular road on Turlin Moor. It has space inside and out, and Upton Country Park, Hamworthy Recreation Ground and the shores of Lytchett Bay are all on the doorstep. It would make an ideal first purchase or buy-to-let investment.

Inside, an entrance hallway leads to the kitchen, which opens onto a lounge/dining room. This is a comfortable space for relaxing and for family meals. Beyond it is a large conservatory that brings in plenty of natural light and looks out over the garden. It works well as a second sitting room, a playroom or a place to entertain.

Upstairs there are two double bedrooms and a good-sized single bedroom, which would suit a nursery, a child's room or a home office. A spacious family bathroom completes the first floor. The home has double glazing and central heating throughout.

The rear garden is a real highlight. It is a very good size, with several areas to sit out, play or garden. There is also a useful outside WC. The front of the property is laid to off-road parking. A shared driveway leads to a garage, which gives you extra storage or parking.

Turlin Moor is a well-established residential area on the western side of Hamworthy. It has a friendly community feel and plenty of green space around it. Local shops and everyday amenities are close by, and Poole town centre, the Quay and Dolphin Shopping Centre are a short drive away across the harbour bridges. Families can choose from a range of primary and secondary schools across Hamworthy and wider Poole. Hamworthy railway station has services towards Poole, Bournemouth and London Waterloo, and the A35 and A350 give easy road access across Dorset. Outdoor space is where Turlin Moor really stands out. Upton Country Park, with its parkland, woodland walks and tea rooms, is close by. Hamworthy Recreation Ground is on the doorstep, and so are the wildlife-rich shores of Lytchett Bay. Poole Harbour and Hamworthy Park's beach are also within easy reach.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





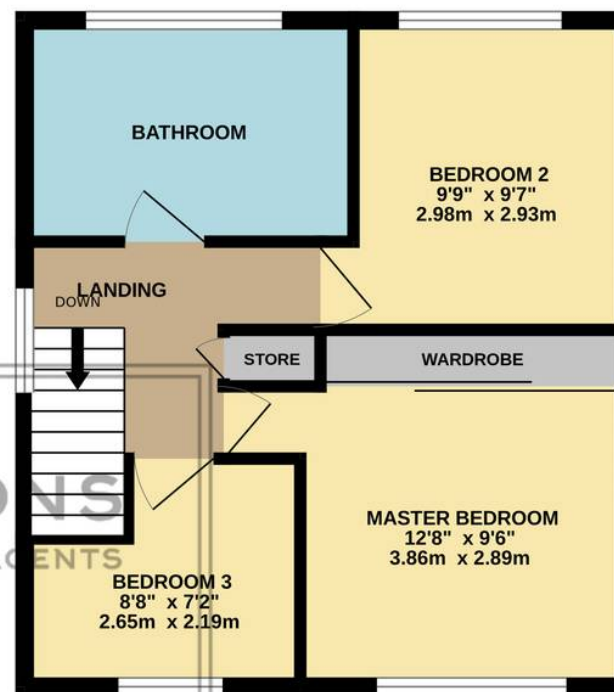




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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