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ANTHONY  
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8 VALLIS CLOSE, BAITER PARK, POOLE, DORSET BH15 1XZ

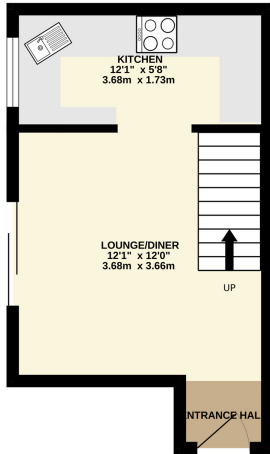
£250,000 FREEHOLD

- ONE DOUBLE BEDROOM
- SOUTH WESTERLY ASPECT GARDEN
- IDEAL FIRST TIME BUY
- AMPLE STORAGE

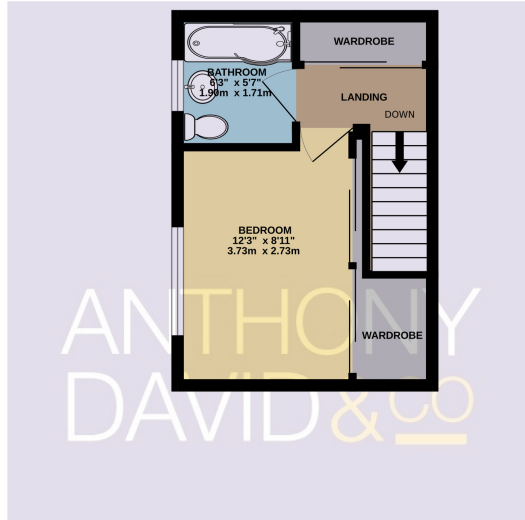
- NO FORWARD CHAIN
- GARAGE
- GAS CENTRAL HEATING
- SHORT WALK TO POOLE QUAY

**\*\* NO FORWARD CHAIN \*\*** A charming one double bedroom terraced house ideally situated in Baiter Park a short walk from the harbours edge. Poole Town centre with its array of shopping facilities and transport links is also close to hand. The property presents an ideal first time buy and internal viewing is a must to appreciate not only its fantastic location but also the accommodation on offer which comprises: lounge with direct garden access, fitted kitchen and bathroom. Externally the property boasts a South Westerly aspect courtyard garden and garage in block. Further features include ample storage, gas central heating and UPVC double glazing.

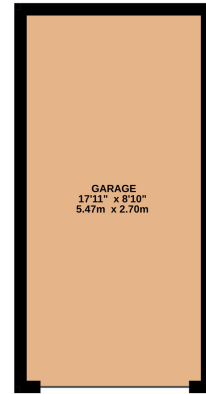
GROUND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

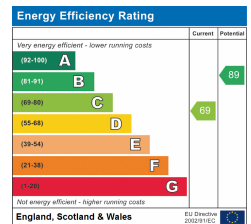
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 6/2023



## Room Measurements

- Entrance Hall  
4' 2" x 3' 2" (1.27m x 0.97m)
- Lounge  
12' 0" x 12' 0" (3.66m x 3.66m)
- Kitchen  
12' 1" x 5' 8" (3.68m x 1.73m)
- Landing  
6' 2" x 5' 5" (1.88m x 1.65m)
- Bedroom  
12' 3" x 8' 9" (3.73m x 2.67m)

- Bathroom  
6' 3" x 5' 8" (1.91m x 1.73m)
- Garage  
17' 11" x 8' 10" (5.46m x 2.69m)
- Garden  
South Westerly aspect
- Council Tax  
Band B



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