



60 Waldren Close, Baiter Park, Poole,
Dorset, BH15 1XS

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Freehold Price £325,000

An immaculately presented and fully redecorated 2 double bedroom end of terrace house, featuring a generous driveway providing off-road parking for at least 2 vehicles, a rare benefit for the area. The accommodation comprises a spacious lounge opening into a modern kitchen/breakfast room, 2 well-proportioned double bedrooms, and a contemporary family bathroom. Externally, the westerly facing rear courtyard garden is designed for low maintenance living, with an attractive combination of patio and decking areas, along with gated access to the driveway. Further benefits include the property's position being just a short stroll, from the water's edge of Baiter and Poole Park and is also available to be sold fully furnished!

- An immaculately presented 2 double bedroom end of terrace home, less than 300 metres from the water of Baiter Park
- Good sized driveway for a minimum of 2 vehicles in tandem
- Lounge/dining room
- Kitchen/breakfast room fitted with sleek grey gloss units with worktops over, incorporating an electric oven with hob and extractor above. There is further space for a washing machine, dishwasher, and fridge/freezer
- Fitted storage in both bedrooms, landing and understairs
- Modern fully tiled bathroom to include shower over bath, wash hand basin with vanity unit below and wc
- Westerly facing and low maintenance courtyard style garden with patio and decking area
- Gas central heating and double glazing throughout
- Visitor parking available
- Can be sold fully furnished

Set in a very convenient location being a few hundred metres to the harbourside and 700m to the High St shops in Poole Town Centre, 650m to the Quay and just over half a mile to the train station and three quarters of a mile to Poole Hospital. Poole Park and Whitecliff are also within half a mile, ideal for walking and enjoying the coastal scenery and Harbourside Walk.

Maintenance charges: approx. £235 per annum for communal cleaning, gardening and lighting

COUNCIL TAX BAND: C

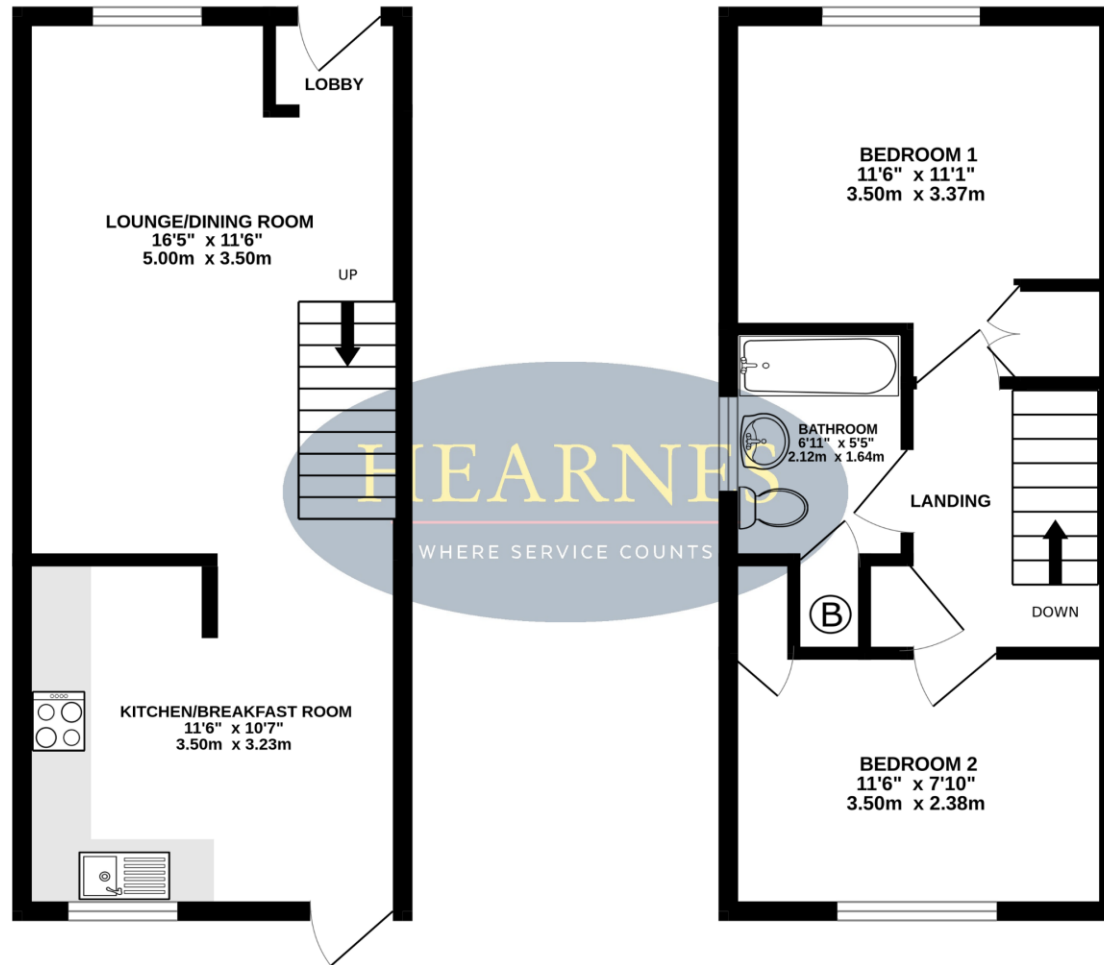
EPC RATING: C

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



GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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