



8 Vallis Close, Baiter Park, Poole, Dorset BH15 1XZ

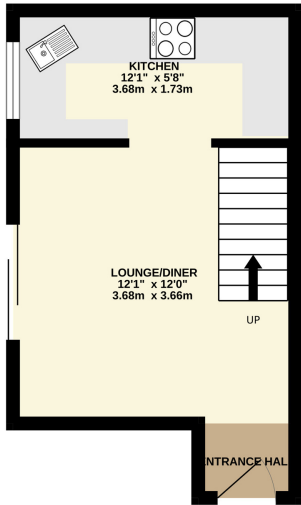
£250,000 Freehold

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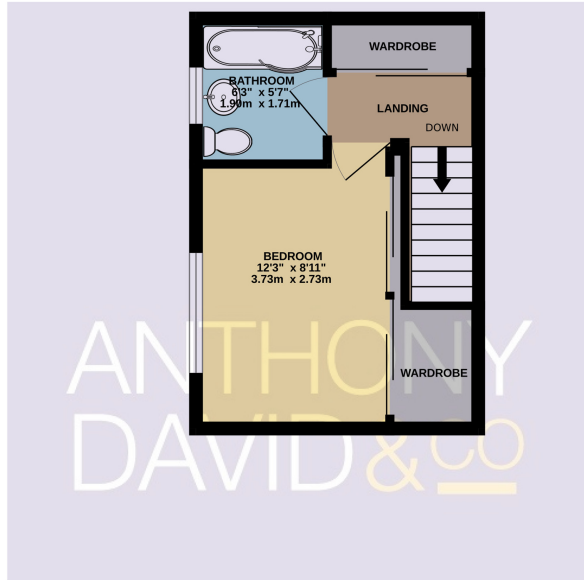
**** NO FORWARD CHAIN **** A charming one double bedroom terraced house ideally situated in Baiter Park a short walk from the harbours edge. Poole Town centre with its array of shopping facilities and transport links is also close to hand. The property presents an ideal first time buy and internal viewing 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, walk-in wardrobe, parking, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**

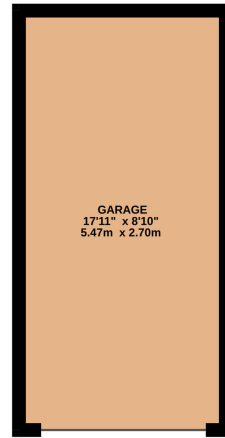
GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



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



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



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

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	
		89	69

Property Misdescriptions Act 1991
 Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.