



23 Market Close, Poole, Dorset. BH15 1NQ

- Double-fronted Victorian end of terrace home (circa 1890)
- Located in the heart of historic Old Town Poole
- Four bedrooms with versatile accommodation
- Two reception rooms including dining room with multi-fuel burning stove
- New kitchen and refitted downstairs bathroom
- New boiler installed 2023 and new water heating system 2025
- Garage and off-road parking
- EV charging point
- Garden



PROPERTY DESCRIPTION

A beautifully presented double-fronted Victorian end of terrace home, believed to date back to circa 1890, situated in an enviable position within the heart of historic Old Town Poole. This superb property offers spacious and versatile accommodation, combining elegant period character with high quality modern improvements, whilst being ideally located just 300 metres from Poole Quay and approximately 500 metres from Poole Railway Station, providing direct services to London Waterloo in around 1 hour 48 minutes.

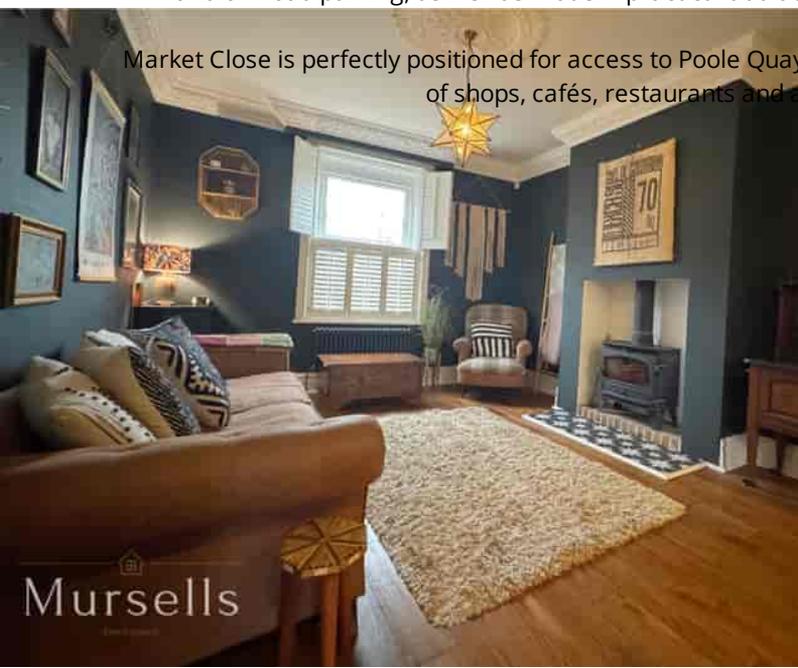
The current owners have undertaken an extensive programme of restoration and modernisation over the last four years, making a substantial investment to create a home that is ready to move into while still retaining much of its original charm. Improvements include a stylish new kitchen, a refitted downstairs bathroom, the installation of a home office, new hardwood flooring, and redecoration throughout. Further benefits include a new boiler (2023) and new water heating system (2025), along with modern smart home additions such as Hive heating controls.

The accommodation offers generous living space with two main reception rooms, including a stunning lounge with high ceilings and bay window, and a formal dining room featuring a characterful multi-fuel burning stove, ideal for cosy evenings and entertaining. The property also benefits from a dedicated office, ideal for home working.

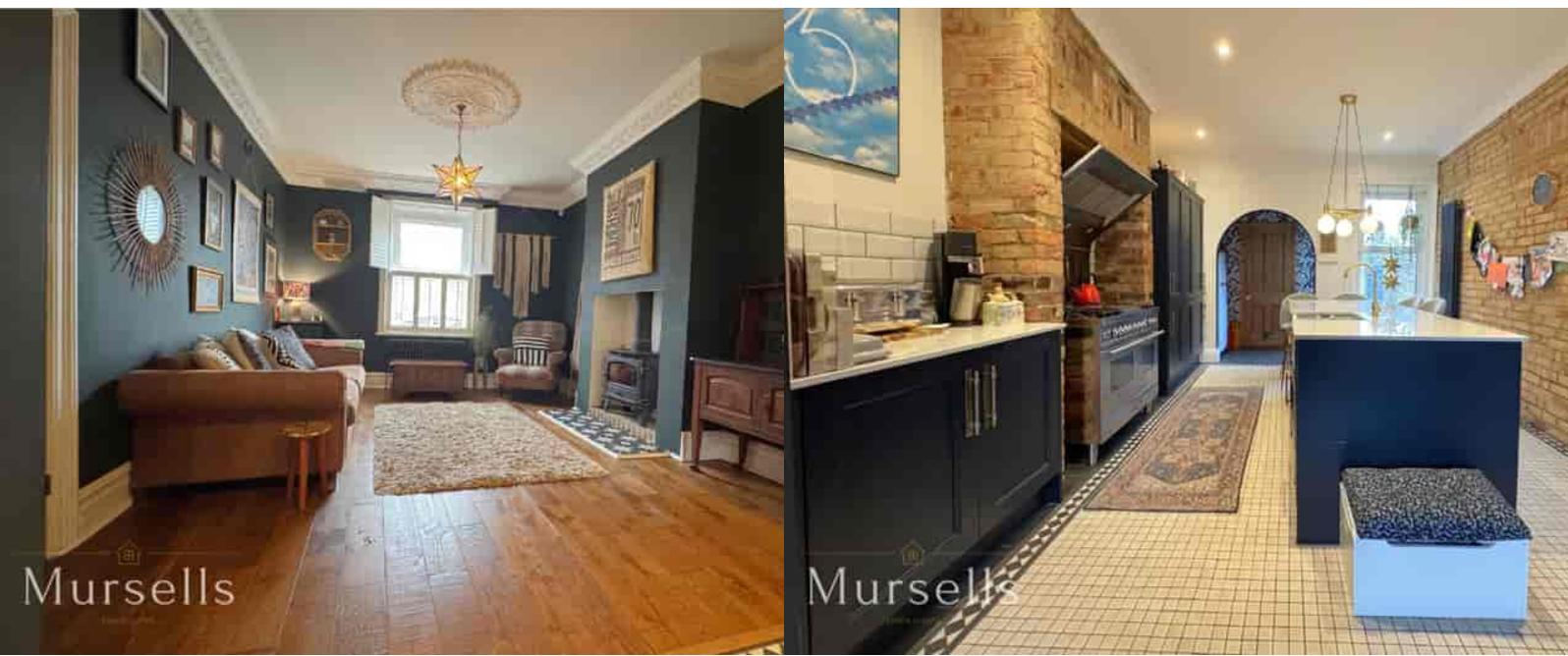
Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside additional bathroom/WC facilities. The property further benefits from a large loft space which is fully boarded and includes power, providing excellent storage.

Externally, the property has a garden and the home enjoys the rare advantage of being double fronted with both a garage and off-road parking, as well as modern practical additions including an EV charging point and an alarm system.

Market Close is perfectly positioned for access to Poole Quay, Poole Park and the harbourside, along with a superb range of shops, cafés, restaurants and amenities within walking distance.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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