



£425,000

Freehold

BAY CLOSE, POOLE BH16 5LR





- ◆ **DETACHED HOUSE**
- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **DETACHED GARAGE**
- ◆ **TWO RECEPTION ROOMS**

A detached, three bedroom, family home. The home benefits from garage, conservatory and has gas fired heating as well as double glazing.

## Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop.

The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services.

Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K.

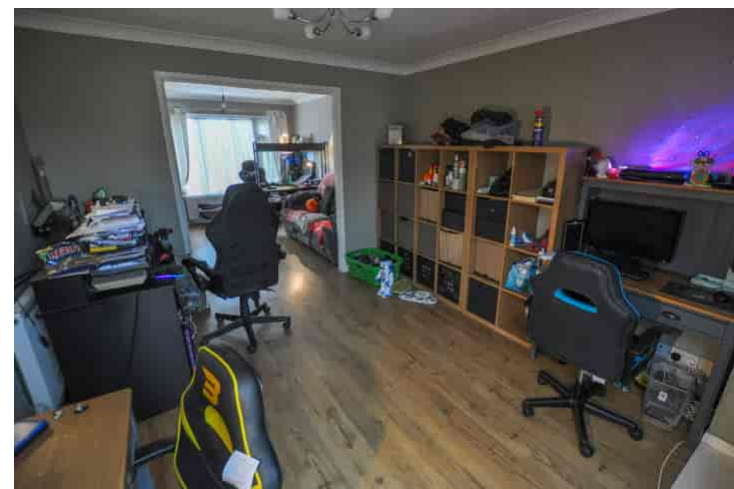
The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.

## Gardens and Grounds

The front garden is primarily laid to hard standing and is suitable for two vehicles to be parked. There is a detached single garage with an up and over style door and the rear garden is primarily laid to lawn.

## Description

A well proportioned and versatile three bedroom detached family home. The accommodation comprises two reception rooms, kitchen and cloakroom to the ground floor with three double bedrooms and family bathroom to the first floor. The property also benefits from gas fired heating, double glazing and a purpose built conservatory.



Size: 1193 sq ft (110.18 sq m)

Heating: Gas fired

Glazing: Double glazed

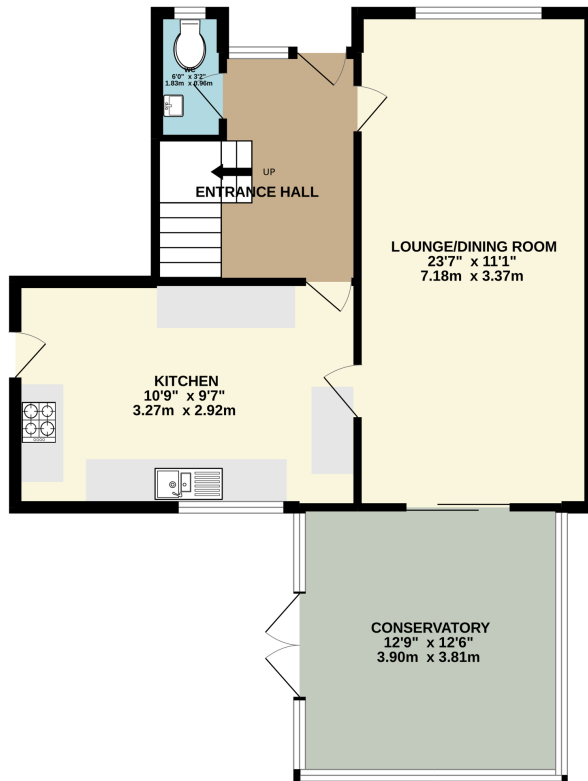
Parking: Driveway & garage

Garden: Front and rear

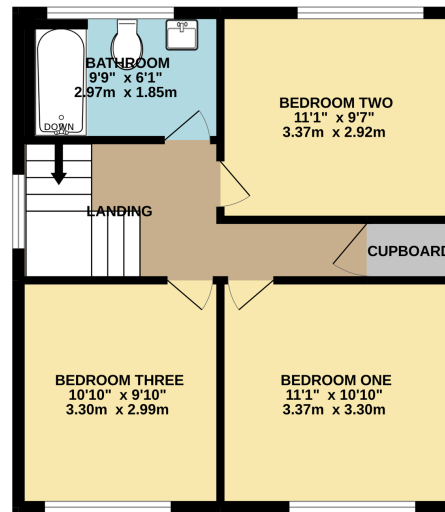
Main Services: Electric, water, gas, drains

Council Tax Band: D

GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.

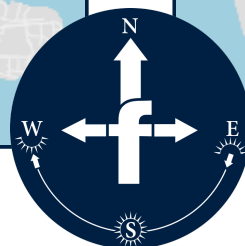
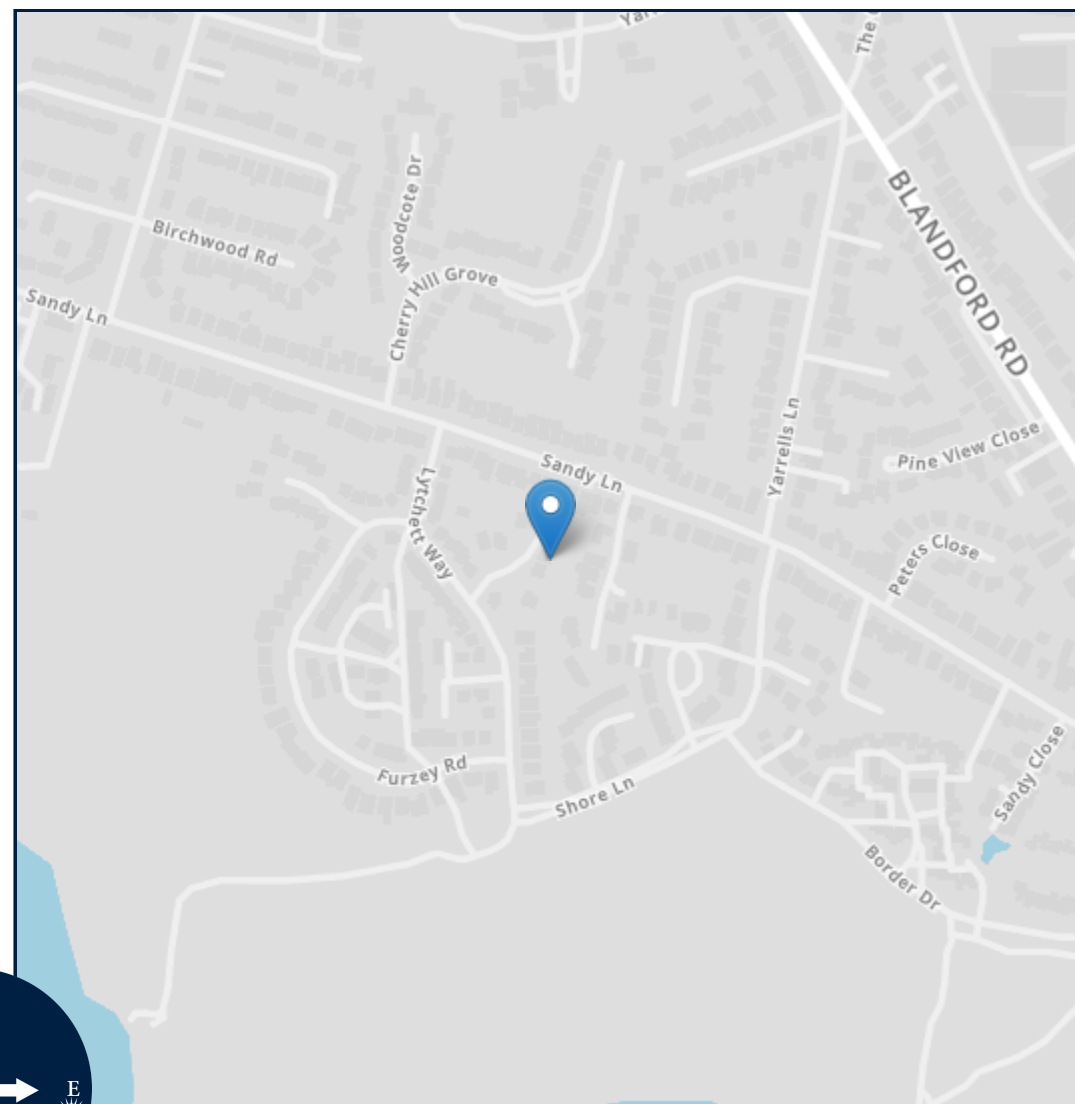
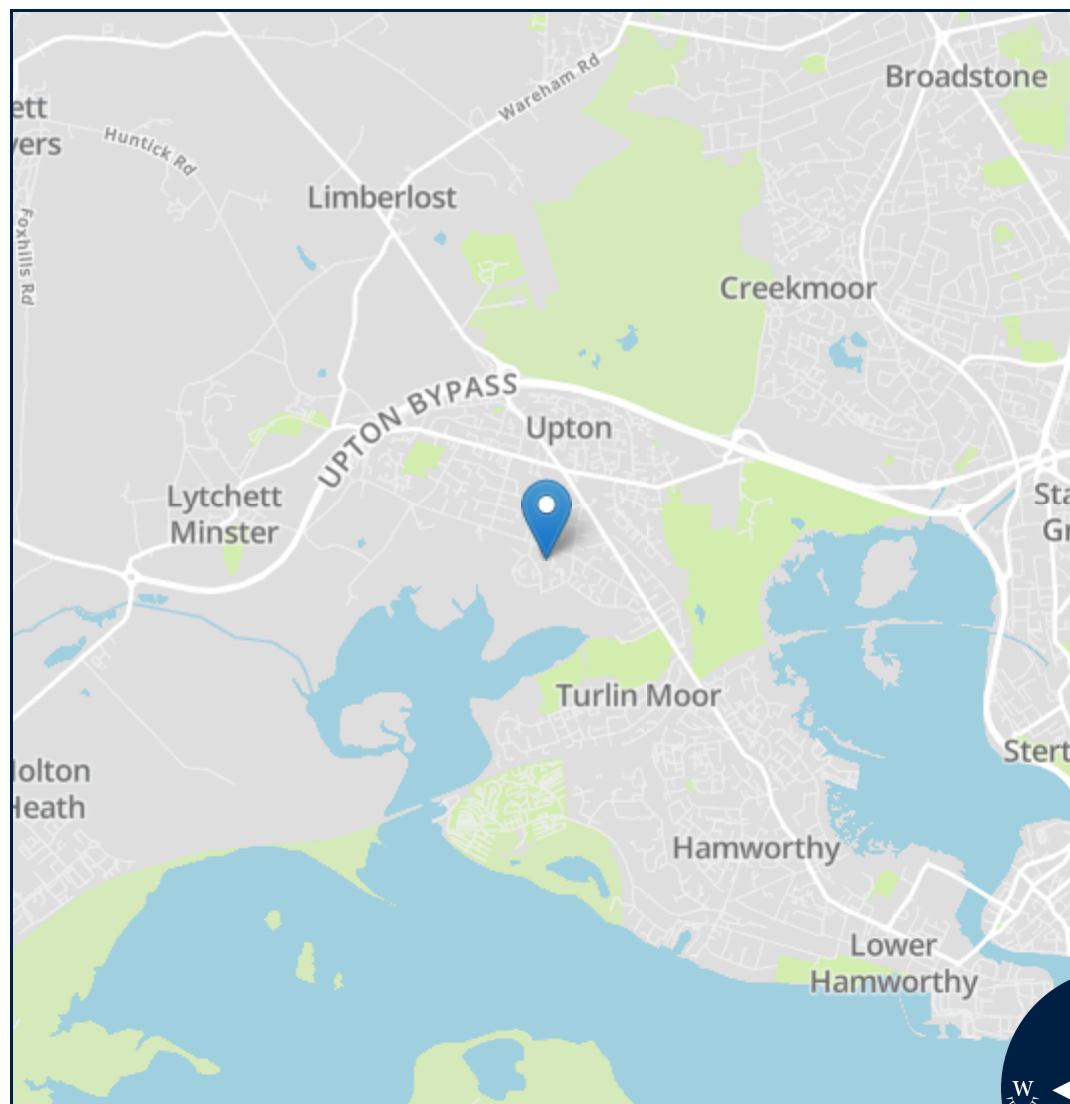


1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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