




109 Catalina Drive, Baiter Park, Poole, Dorset BH15 1TQ

£475,000 Freehold

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**\*\* YARDS FROM THE WATERS EDGE \*\*** A superb four bedroom town house ideally situated in the heart of Baiter Park just moments from Poole Harbour. Poole Quay with its array of eateries and amenities is also a short stroll away. This substantial property would benefit from some cosmetic updating and internal viewing is imperative to not only appreciate its stunning location but also the over 1300 sq ft of accommodation, which comprises; Ground Floor - dining room, kitchen , cloakroom. First Floor - Lounge, bedroom one, en-suite shower. Second Floor - three bedrooms and bathroom. Externally the property has a delightful low maintenance paved garden. To the front the driveway provides off road parking which in turn leads to an 18' integral garage/utility. Further features include: SOUTH FACING BALCONY WITH HARBOUR VIEWS (through the trees), ample storage, gas central heating and UPVC double glazing. Nearby Schools - Old Town First, Longfleet Primary and Poole High School.

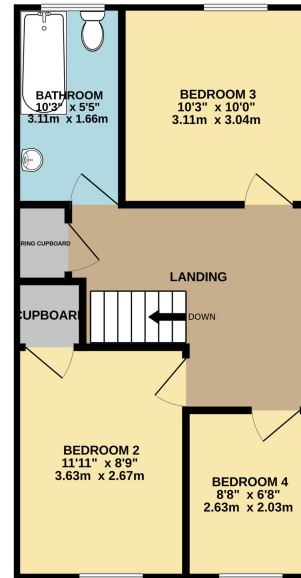
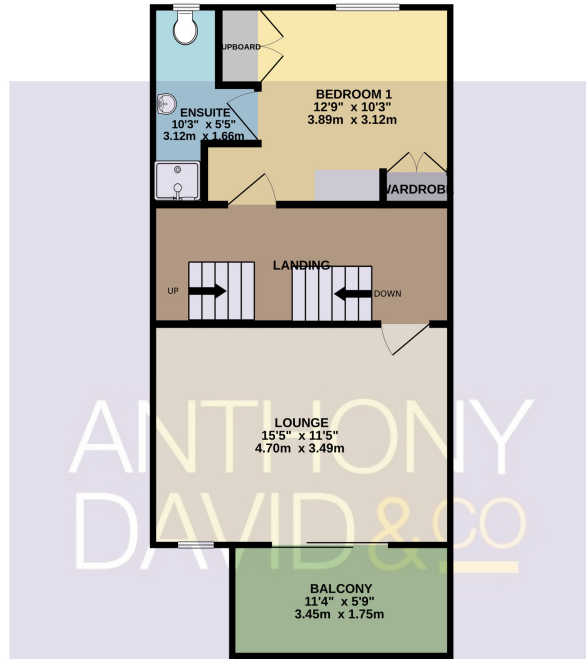
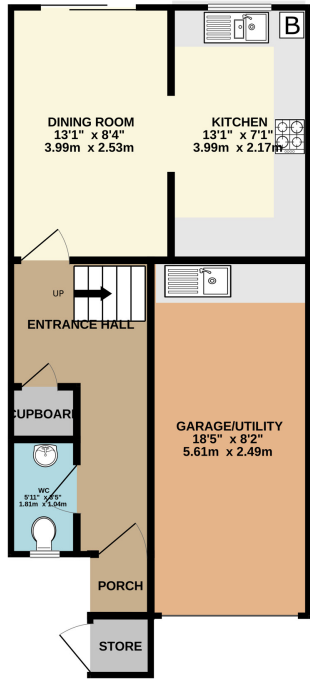
**ANTHONY  
DAVID & CO**



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

2ND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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Entrance Hall Doors to

Dining Room 13' 1" x 8' 4" (3.99m x 2.54m)

Kitchen 13' 1" x 7' 1" (3.99m x 2.16m)

Cloakroom 5' 11" x 5' 5" (1.80m x 1.65m)

First Floor Landing Doors to

Lounge 15' 5" x 11' 5" (4.70m x 3.48m)

Balcony 11' 4" x 5' 9" (3.45m x 1.75m)

Bedroom One 12' 9" x 10' 3" (3.89m x 3.12m)

En-Suite Shower 10' 3" x 5' 5" (3.12m x 1.65m)

Second Floor Landing Doors to

Bedroom Two 11' 11" x 8' 9" (3.63m x 2.67m)

Bedroom Three 10' 3" x 10' 0" (3.12m x 3.05m)

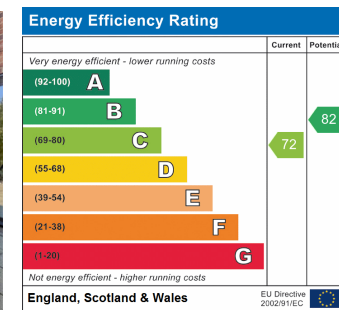
Bedroom Four 8' 8" x 6' 8" (2.64m x 2.03m)

Garage/Utility 18' 5" x 8' 2" (5.61m x 2.49m)

Garden Enclosed

Driveway Off road parking

Council Tax Band E



Property Misdescriptions Act 1991

Property details contained herein do not form part of 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.