



**31 Taverner Close, Baiter Park, Poole,
Dorset, BH15 1UP**

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FREEHOLD PRICE £300,000

An immaculately presented 2 bedroom end of terrace house, with a large courtyard garden, newly fitted kitchen and 400m to the harbour at Baiter Park and 650m to The Quay. The downstairs accommodation offers open plan yet separate living space in the lounge, which opens to a kitchen/dining area where a door leads to the courtyard garden. The upstairs accommodation offers 2 double bedrooms both with fitted storage, and a modern bathroom. The property also benefits from having a new gas fired combination boiler installed and radiators throughout, double glazing, private parking in addition to numerous communal parking spaces in close proximity to the property.



- Delightful 2 bedroom end of terrace house just 400m to the harbour at Baiter Park
- Open plan kitchen/dining room with doors to the rear garden
- Stylish and newly fitted kitchen with white gloss units, integrated fridge and separate freezer, electric fan oven and electric hob above with extractor fan
- Modern bathroom with shower over bath, vanity unit with sink above and separate airing cupboard
- Gas central heating via newly fitted radiators and combination boiler, and double glazing
- Private parking and also there are multiple other communal spaces a stone throw away from the property
- Can be offered with no forward chain!

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.

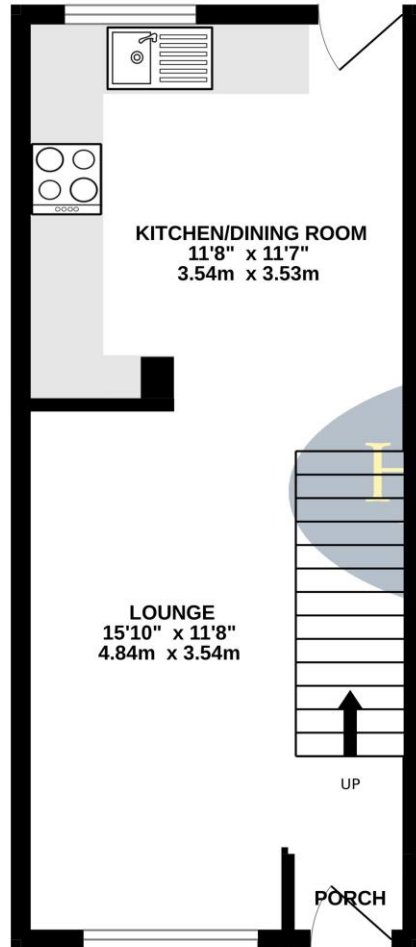
COUNCIL TAX BAND: C

EPC RATE: D

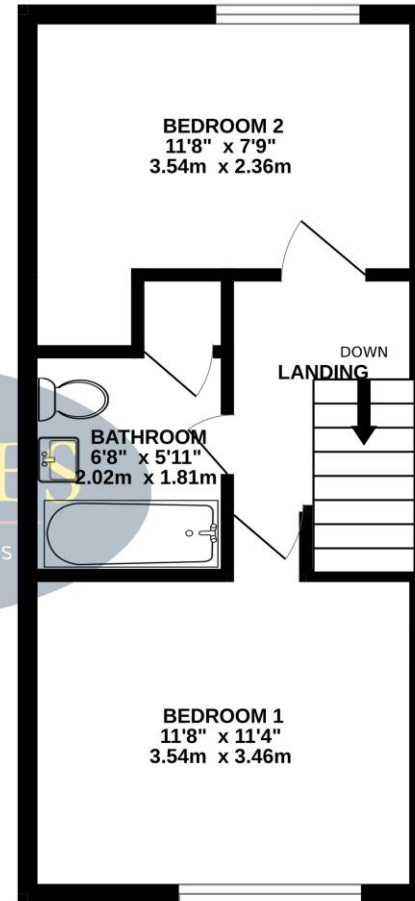
Maintenance Charge for the development £220 per annum



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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Baiter Beach



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