

**17 Vallis Close, Baiter Park,
Poole, Dorset, BH15 1XY**



HEARNES
WHERE SERVICE COUNTS

17 Vallis Close, Baiter Park, Poole, Dorset, BH15 1XY

Freehold £250,000

An immaculately presented one bedroom cluster home with conservatory, garden space, private parking bay and set within a few hundred yards of the harbour. Presently been used as an Air BnB, the home has been modernised throughout to include a kitchen with fitted appliances, modern shower room, wood effect flooring on the ground floor and redecoration. Idea as an investment of as a home, the property enjoys relaxed living in a super setting.

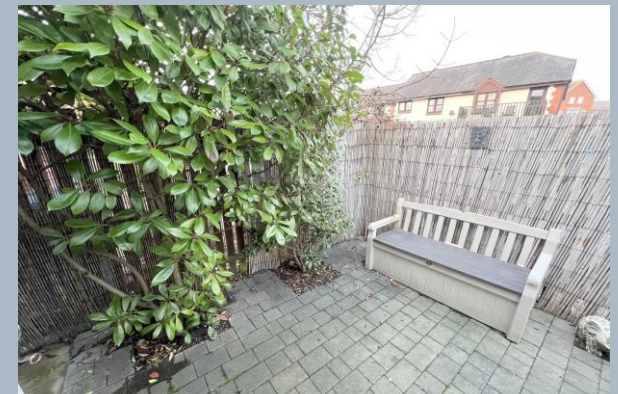
- One bedroom cluster home set in a highly desirable location in Baiter Park
- Immaculately presented inside and currently being used for Air BnB
- Stylish internal décor
- Lounge area with wood effect floors, leading to a conservatory (currently used as a dining room)
- Modern white shaker style kitchen with work tops over and fitted with oven, hob, extractor, space for washing machine and fridge/freezer
- First floor bedroom with landing storage space
- Modern shower room with wc, wash basin inset into a vanity unit
- Outside paved garden space
- Parking bay (number 17)
- No forward chain

Set in a very convenient location being a few hundred yards to the harbourside the property is within a short walk of Poole Town Centre and the train station which are approximately half a mile away as is Poole Quay. Poole Park and Whitecliff are also within half a mile, ideal for walking and enjoying the coastal scenery.

COUNCIL TAX BAND: B

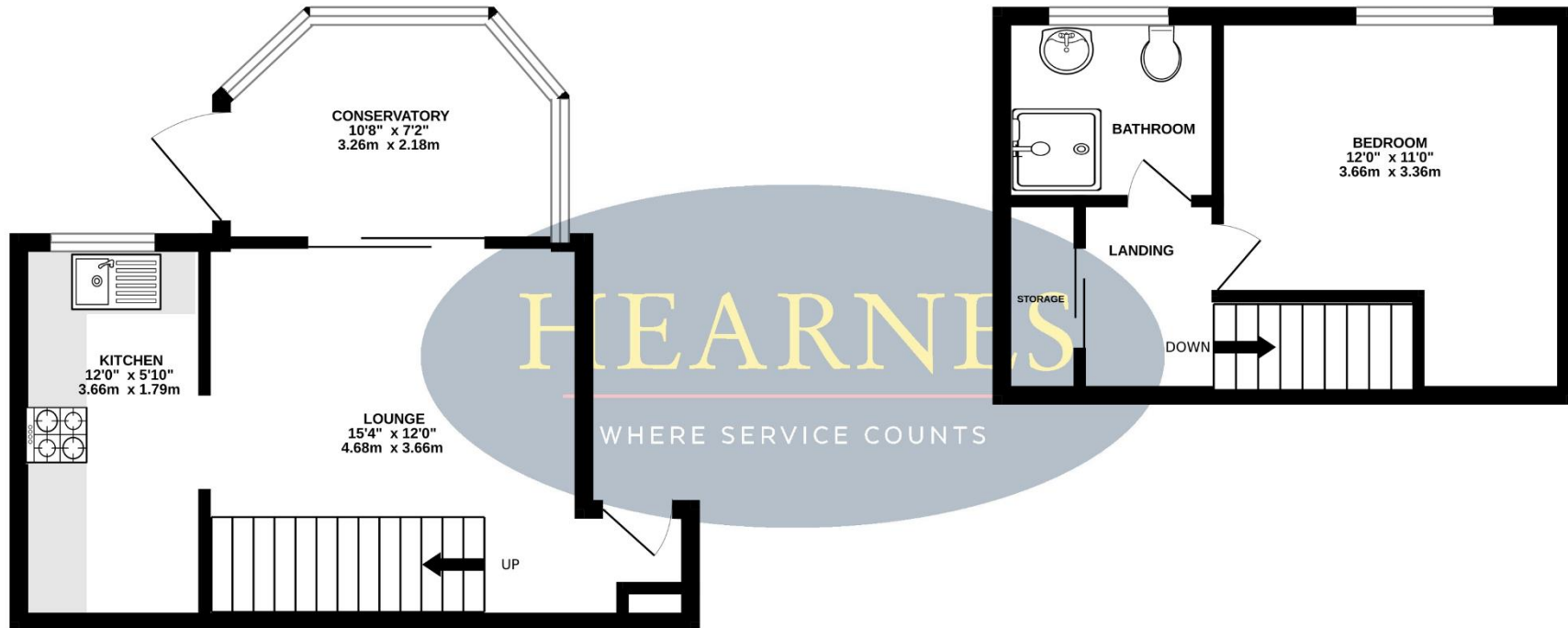
EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 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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