



Total Area: 86.8 m<sup>2</sup> ... 934 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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**66 Waldren Close, Poole, Dorset, BH15 1XS**  
**Guide Price £365,000**

**\*\* NO FORWARD CHAIN \*\* MOMENTS FROM BAITER PARK \*\* SOUTHERLY-FACING PRIVATE GARDEN \*\***

Link Homes Estate Agents are delighted to present for sale this three bedroom end-terraced house situated in the much-desired Baiter location. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering built-in wardrobes, an open-plan living room/dining room leading onto the private rear garden with rear gated access onto the communal green, a separate kitchen with integrated appliances, a three-piece family bathroom suite, a single garage and a concrete driveway with parking for one vehicle. This is a must-view to appreciate the position and accommodation this property has to offer!

Situated in a quiet cul-de-sac, Waldren Close is located just minutes away from Baiter Park which boasts stunning harbour views and leads through to the ever-popular Whitecliff Park and Parkstone Bay Marina. Close by you will find many useful amenities and attractions such as Poole Quay and it's array of independent pubs and cafes, South Deep bar & restaurant, Salterns Marina, The Dolphin Shopping Centre, Poole Train Station and Bus Station, Ashley Cross and Poole Park to name a few. In close proximity to the property, you also have multiple schools, a few of which are Longfleet Primary School, Poole High Secondary School and Rainbow Day Nursery. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.







## Ground Floor

### Entrance Porch

Ceiling light, wooden front door to the front aspect and a coconut matt.

### Open Plan Living/Dining Room

Coved and smooth set ceiling, ceiling lights, double glazed wooden framed windows to the front and side aspect, UPVC double glazed sliding doors to the rear aspect, two radiators, stairs to the first floor, thermostat, power points, television point and laminate flooring.

### Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, space for a washing machine, four point gas hob with integrated oven and stainless steel extractor fan, tiled splash back, one and a half bowl stainless steel sink with drainer, under counter feature lighting, power points, storage cupboard and vinyl flooring.

## First Floor

### Landing

Coved and smooth set ceiling, ceiling light, loft hatch, power points, airing cupboard with the boiler enclosed, wooden balustrades and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, double glazed wooden framed window to the front and side aspect, radiator, power points, double fitted wardrobes with mirrored front and carpeted flooring.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, double glazed wooden framed window to the front aspect, radiator, power points and carpeted flooring.

### Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.



### Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the rear aspect, panelled bath with overhead shower, stainless steel heated towel rail, part tiled walls, toilet, pedestal sink, fitted vanity with mirrored front and laminate flooring.

## Outside

### Garden

Mainly laid-to patio with surrounding wooden fences, rear gated access leading to the communal green and an outside tap.

### Garage

Up and over door.

### Driveway

Concrete driveway with space for one vehicle, lawn area and a tree.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C - Approximately £2,004.38 per annum.

### Stamp Duty

First Time Buyer: £3,250  
Moving Home: £8,250  
Additional Property: £26,500