



**Lander Close, Baiter Park, Poole, Dorset,  
BH15 1UL**



# Lander Close, Baiter Park, Poole, Dorset, BH15 1UL

## Freehold £385,000

Offering harbour glimpses is this 3 bedroom link terraced house, with brand new kitchen, loft room, 2 balconies, courtyard garden and parking bay, all set just 250m from the harbourside parkland. This vacant property has just been redecorated/refurbished inside and offers an open plan living/dining/kitchen area, gas central heating a double glazing. The owners added the loft room (access via a paddle staircase) to take advantage of the harbour view and it has a feature Velux roof balcony, adding a real 'wow' factor to the room. Built in 1986, this development is incredibly popular, being is such close proximity to the harbour, 450m from The Quay and 750m from Poole Park.

- Delightful modernised 3 bedroom link terraced house in Baiter Park
- Fabulous as a second home, being within 250 yards of the Harbourside, so ideal for any water sports or harbourside walks
- Offered with immediate vacant possession
- First floor balcony with distant harbour views
- Loft room with Velux roof balcony
- Brand new Wren shaker style kitchen with a range of units, and wood effect worktops over, extending to form a breakfast bar, and having integrated appliances to include oven, hob, extractor, space and plumbing for washing machine, slimline dishwasher and fridge/freezer
- Open plan living area with laminate floors leading out to the garden
- Gas central heating and double glazing throughout
- Fully enclosed, low maintenance southerly facing rear garden and gate out to path that leads directly to the harbourside
- Main bedroom with double mirror fronted wardrobes and further wardrobes in bed two.
- Parking bay number 81 found at the rear

Set in the highly desirable area of Baiter Park, this property is within a few hundred metres of the harbourside and the wonderful pathways leading to the Quay, just 400m away, Poole Park. This wonderful stretch of coastline is ideal for keen walkers who can take in the coastal scenery and adventure further in either direction to Hamworthy Whitecliff and on to Sandbanks. It is also a short walk, approximately half a mile, to the train station, bus station and Poole Town Centre shops.

COUNCIL TAX BAND: D

EPC RATE: D

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



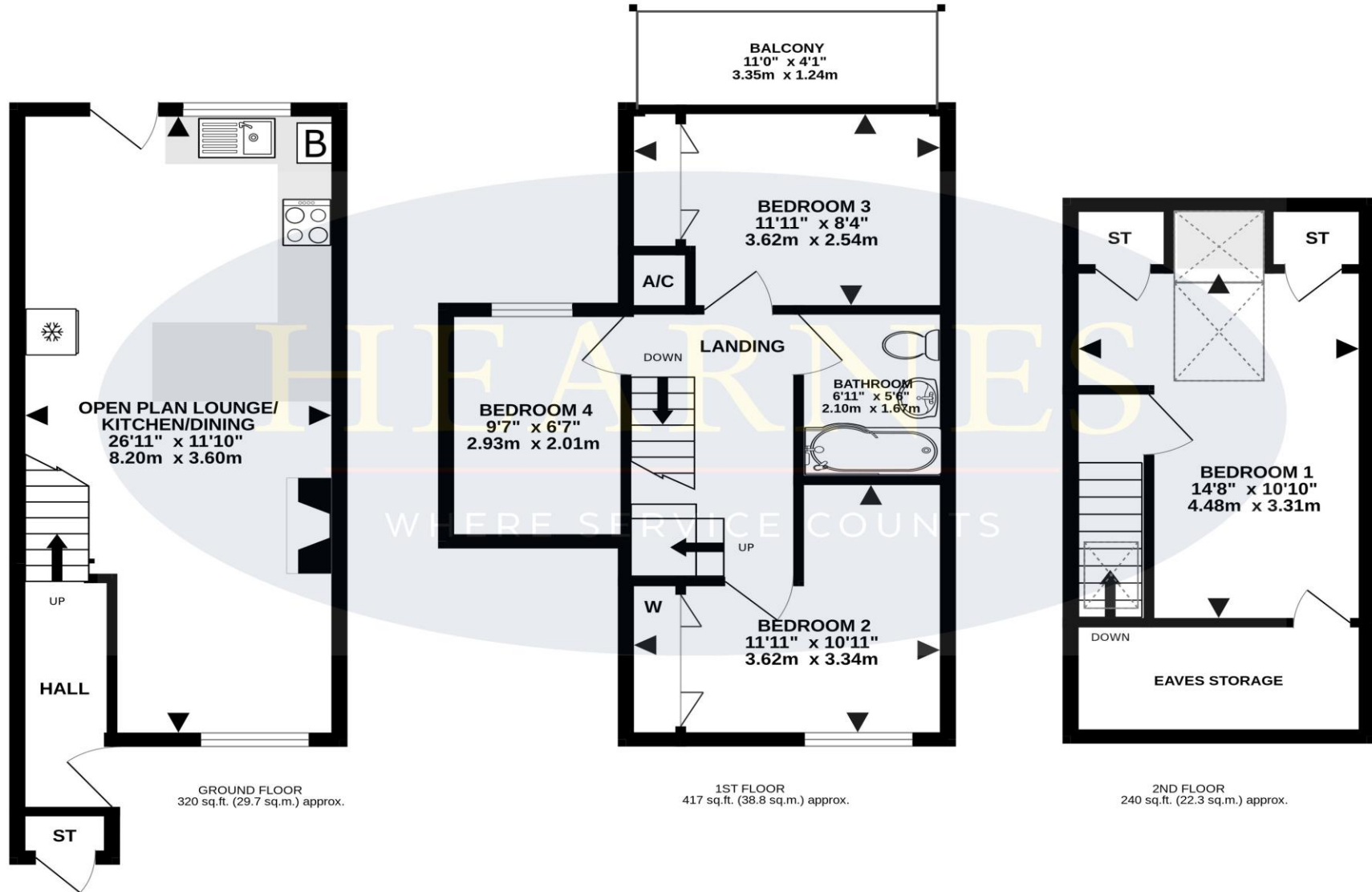






TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

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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