



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

£279,000 Freehold

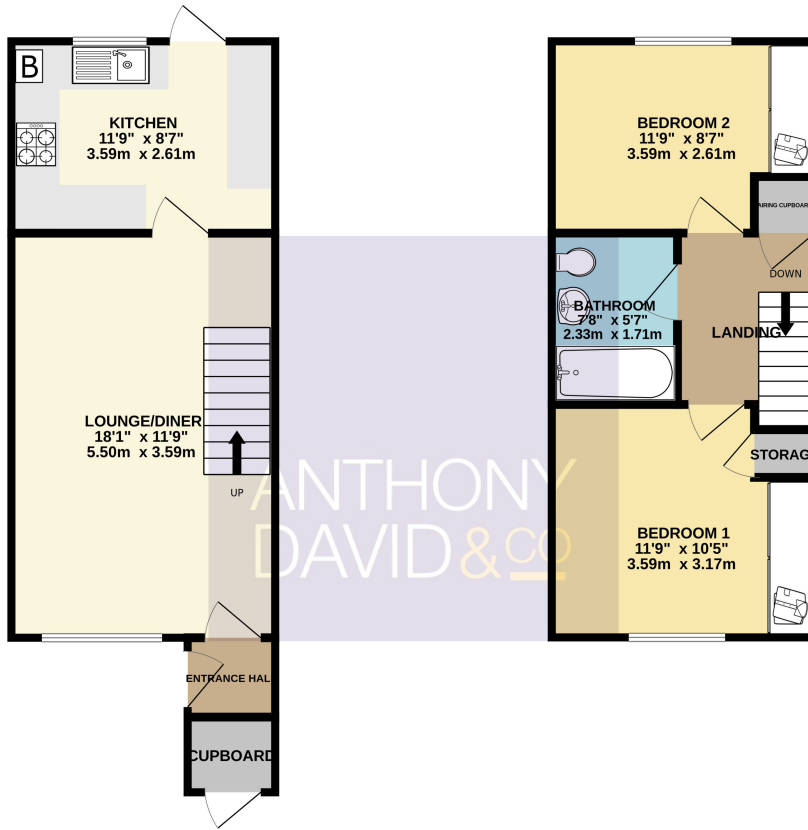
A neat and tidy two double bedroom mid terraced house ideally situated in this quiet cul-de-sac in the sought after Baiter Park a short walk from the harbours edge. Poole Quay and Poole Town centre with its array of shopping facilities and transport links are also close to hand. This well presented home presents an ideal first time buy/investment purchase and internal viewing is a must to appreciate not only its fantastic location but also the accommodation on offer which comprises: lounge/diner, fitted kitchen, two double bedrooms and bathroom. Externally, the property boasts a pretty westerly aspect courtyard style garden with small storage shed, and to the front there is an attractive front garden with mature shrubs lining the pathway. Additionally, an allocated carport parking space is conveyed with the property. Further features of this lovely home include: outside tap, fitted wardrobes to both bedrooms, airing cupboard, additional storage cupboard, holiday let potential, rear garden access, external light, gas central heating and UPVC double glazing. Nearby Schools - Old Town Infants, Longfleet Primary and Poole High Secondary.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



Entrance Hall Doors to...

Lounge/Diner 18' 1" x 11' 9" (5.51m x 3.58m)

Kitchen 11' 9" x 8' 7" (3.58m x 2.62m)

Landing Doors to...

Bedroom One 11' 9" x 10' 5" (3.58m x 3.17m)

Bedroom Two 11' 9" x 8' 7" (3.58m x 2.62m)

Bathroom 7' 8" x 5' 7" (2.34m x 1.70m)

Garden Courtyard Style, Enclosed

Car Port Allocated Parking

Council Tax Band C

TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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