



**30 Perry Gardens, Poole, Dorset, BH15 1QA**



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## FREEHOLD PRICE £450,000

Location, location, location! Situated just over 100 yards to Poole Quay, is this 4 bedroom town house with garage, parking for 2 cars, westerly facing garden and sold vacant with no forward chain. The home is set over 3 floors and offers well-proportioned accommodation to include a kitchen/dining room, cloakroom and integral garage on the ground floor, sitting room, bedroom and family shower/wet room on the first floor and 3 further bedrooms upstairs. The home is neat, clean and tidy, however would benefit from some updating. It has gas central heating, double glazing, low maintain garden and access at the rear to a green area, which in turn leads onto the Quay.

- 4 bedroom townhouse set in the heart of Poole, moments from the Quay
- Vacant and sold with no forward chain
- Garage and off road parking for 2 cars in tandem
- Ground floor kitchen/dining room fitted in a range of wooden units with work tops over and space and plumbing for cooker, washing machine, and fridge freezer, door out to garden
- Ground floor cloakroom and first floor shower/wet room
- Gas central heating and double glazing
- Westerly facing low maintenance garden, with rear access
- Convenient location with a wealth of nature on your doorstep

Positioned one road back from the Quay, is this development of townhouses in this surprisingly quiet location yet walking distance of the harbour. Baiter Park is 400m away and Poole Park and Whitecliff Park are a pleasant walk just beyond. A fabulous place for joggers, walkers, cyclists, or dog walkers. Set in the heart of Poole the property is only a few minutes' walk to the restaurants and bars along The Quay and the High Street with the Dolphin Shopping Centre approximately a 10-minute walk away. Poole Old Town First School and Nursery is within 400m. The train and bus lines are easily accessible, and this home is ideally located for all the leisure amenities on the Quay including boat trips around the harbour and out to sea.

**COUNCIL TAX BAND: D**

**EPC RATE: E**

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.



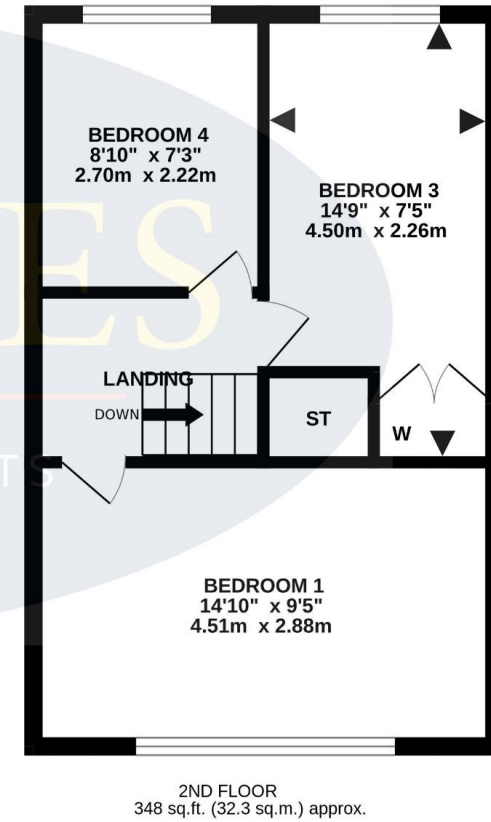
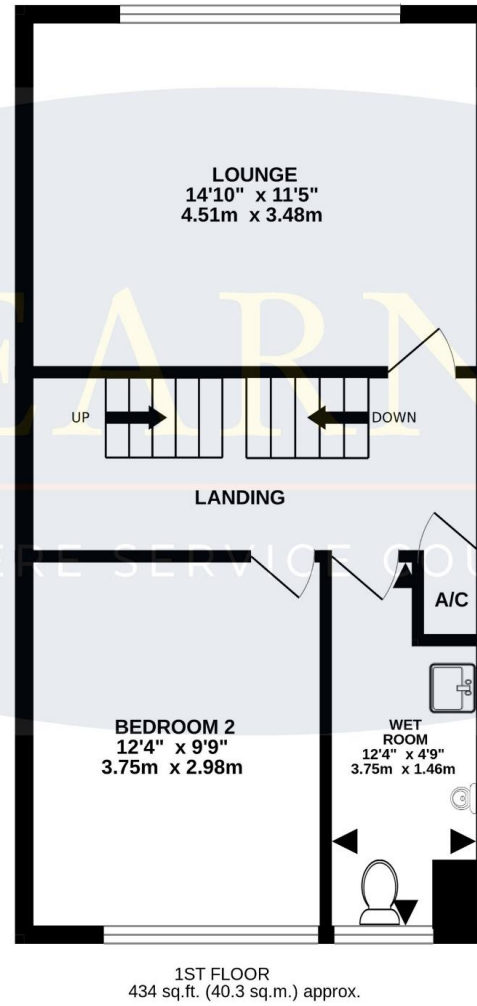
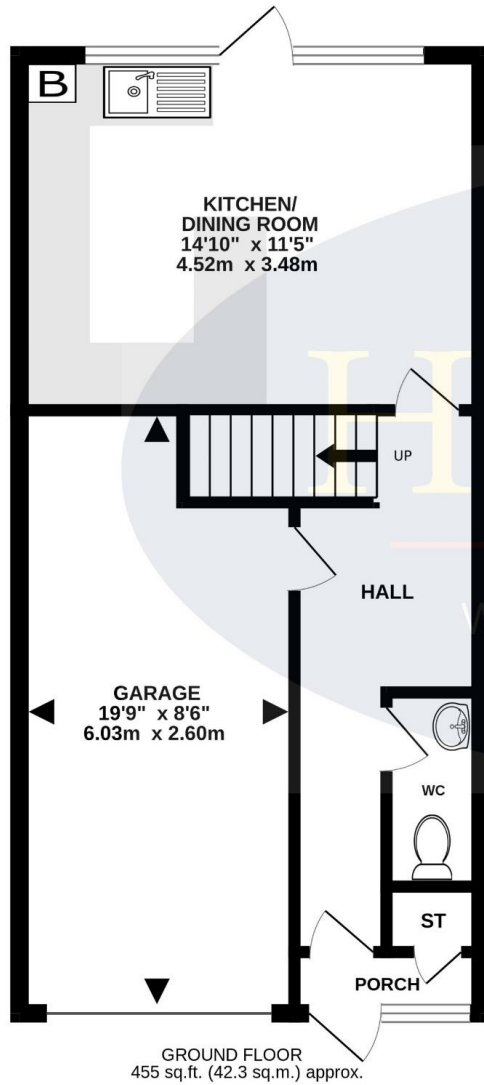






TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

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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