

New Street, Old Town Poole, Dorset, BH15 1JT



HEARNES

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Freehold £455,000

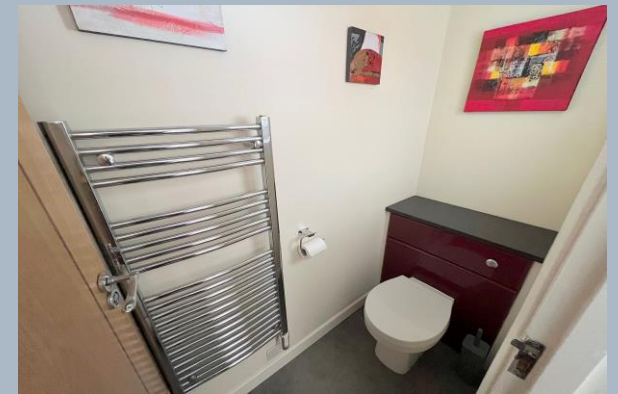
Set in the heart of Old Town Poole is this well presented 3 bedroom, townhouse with garage, driveway providing off road parking for 2 cars and a lovely, private rear garden. First time to the market since it was built in 1976 the home is set over 3 floors and offers a ground floor cloakroom and utility room, first floor living to include a kitchen/breakfast room and spacious lounge/dining room and 3 bedrooms, with a modern bathroom on the second floor. It benefits from modern decoration, gas central heating, double glazing and is sold vacant, with no forward chain. The location is ideal being moments from the centre of town, Quay and wonderful eateries on your doorstep.

- Superb location in the heart of Old Town Poole
- Integral garage and 2 parking spaces
- Well presented 3 bedroom townhouse set over 3 floors
- Cream Shaker style kitchen with work tops overextending to a breakfast bar with seating. Integrated appliances to include Bosch double oven, induction hob with extractor, dishwasher, microwave and space for fridge/freezer. Tiled floors and part tiled walls and serving hatch through to dining area
- Lounge with separate dining area having a pair of large windows to the front, making the room very bright
- Ground floor utility room with plumbing and space for a washing machine and tumble dryer
- Ground floor cloakroom
- All bedrooms with fitted wardrobes
- Modern 4 piece white bathroom suite having a corner shower
- Garage with access straight through to the garden
- 50' x 25' rear garden which has been paved, making it low maintenance and having borders with flowers and shrubs
- Sold vacant with no forward chain
- Fabulous location where you will feel like you are on a permanent holiday!

New Street is a one way road that runs between High Street and Market Street in the heart of historic Poole. Very near the very sought after pedestrianised cobbled street and only 400 metres away from Poole Quay with its range of shops, bars, and restaurants. The Guildhall Tavern, amongst other eateries is on the doorstep in Market Street and is a French Brasserie which specialises in signature seafood dishes. Poole High Street is less than 200 metres and Poole train station less than a mile away. The golden sandy beaches are within 3 miles and 8 local Islands, including Brownsea, are all in the harbour. Boat cruises of the harbour are available on the Quay, along with plenty of sea fishing. A wonderful location, with so many interesting features of the area to discover.

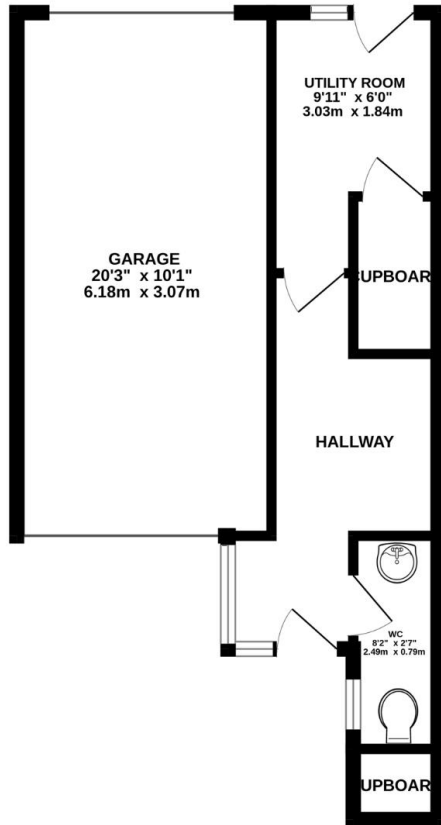
COUNCIL TAX BAND: C

EPC RATE: D





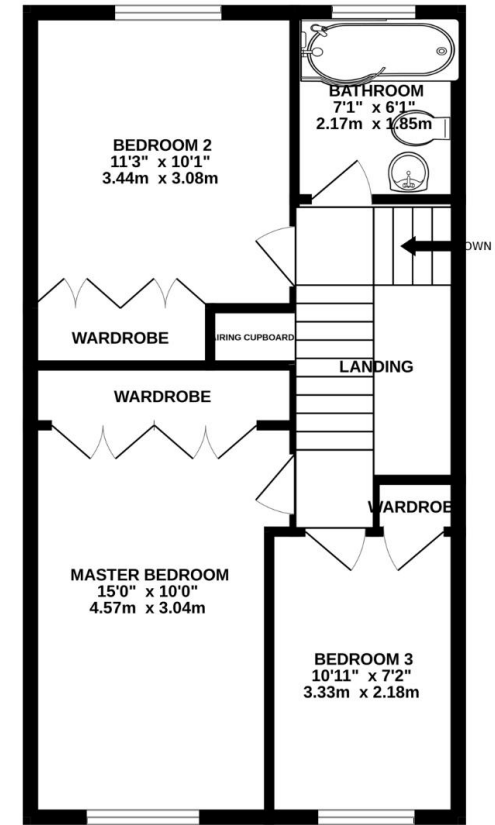
GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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