



**23 Vallis Close, Baiter Park,
Poole, Dorset, BH15 1XY**

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FREEHOLD PRICE £285,000

A well presented 2 double bedroom end of terraced home with modern kitchen, lounge/dining room, enclosed south facing rear garden and parking at the front and a rear private parking bay, all set within a few hundred yards of the harbour. The property has been loved for the past 24 years by the current owners, and has a very homely and cozy feeling throughout.

- 2 bedroom terraced home set in a highly desirable location in Baiter Park
- Well presented inside with modern internal décor and wood effect flooring throughout
- Lounge/dining room with sliding doors to the south facing courtyard garden
- Modern kitchen with grey units and work tops over and fitted with electric oven, 4-ring gas hob, extractor, space for washing machine and fridge/freezer
- Shower room with white suite to comprise bath, with shower over, wc and wash basin
- Both bedrooms with wardrobe/storage
- Outside paved garden space with shed and seating decking area
- Parking to the front and further parking bay to the rear (number 23)
- Gas central heating and double glazing
- No forward chain!

Set in a very convenient location being a few hundred yards to the harbourside the property is within a short walk of Poole Town Centre and the train/bus station which are approximately half a mile away as is Poole Quay. Poole Park and Whitecliff are also within half a mile, ideal for walking and enjoying the coastal scenery.

COUNCIL TAX BAND: C

EPC RATE: C

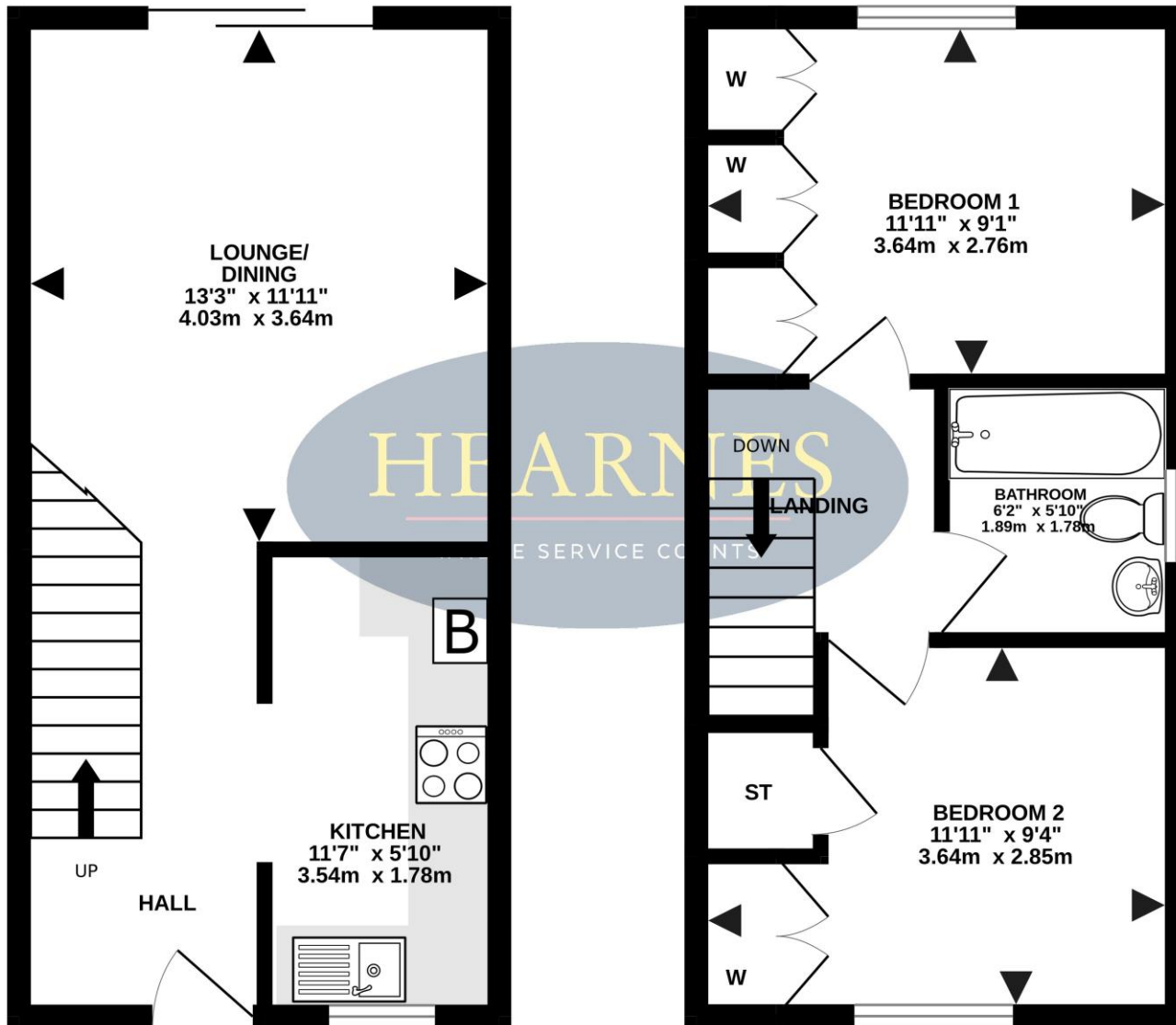
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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