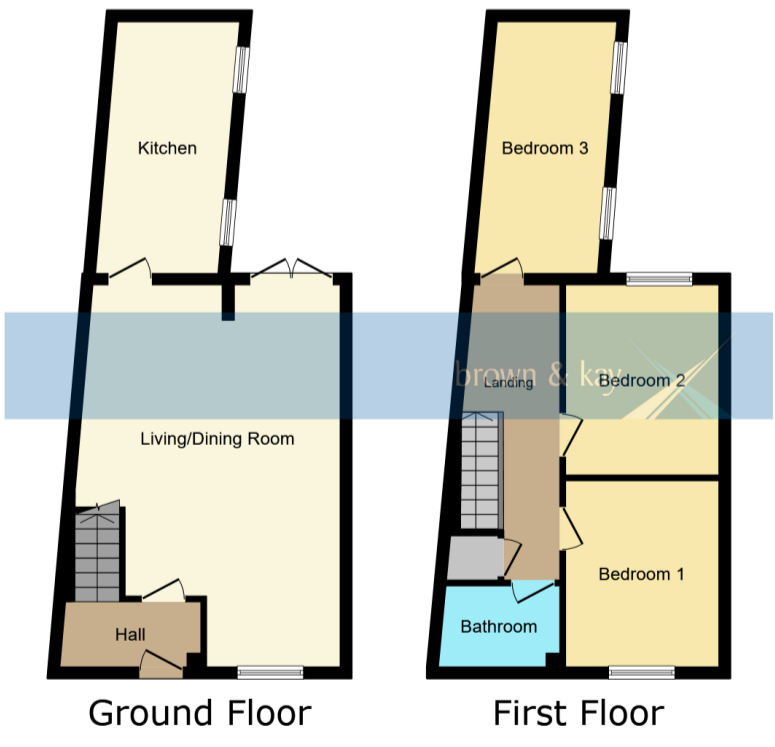




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Email: sales@brownandkay.co.uk **Web:** www.brownandkay.co.uk **Tel:** 01202 765995



12 4, West Quay Mews, West Quay Road, Poole, Dorset BH15 1JD

£299,950

The Property

This charming end-terraced residence rarely available in Old Town Poole, offers an ideal blend of comfort and convenience. Boasting three bedrooms and in need of modernisation this home presents a rare opportunity. One of its standout features is the private rear garden, providing a peaceful retreat bathed in sunlight, perfect for relaxing or entertaining guests.

Situated in close proximity to local amenities, residents benefit from easy access to shops, restaurants, and other essential services. Moreover, its location within walking distance to Poole Quay adds to its appeal, offering picturesque views and a vibrant waterfront atmosphere. Benefitting from freehold tenure, this property presents an excellent opportunity for those seeking a holiday investment or a permanent residence.

ENTRANCE HALL

Stairs to first floor, door into living area.

Lounge/diner

17' 05" x 15' 03" (5.31m x 4.65m) Dual aspect, window to front aspect and wooden patio doors out to rear.

KITCHEN

11' 04" x 5' 07" (3.45m x 1.70m) Mix of base and wall units with work surfaces over, windows to side aspect. Space for washing machine, under counter fridge/freezer and oven.

BEDROOM ONE

9' 06" x 8' 08" (2.90m x 2.64m) Window to front aspect.

BEDROOM TWO

8' 09" x 7' 05" (2.67m x 2.26m) Window to rear aspect.

BEDROOM THREE

11' 03" x 5' 03" (3.43m x 1.60m) windows to side aspect.

FAMILY BATHROOM

Wash hand basin, bath with electric shower over, w.c.

COUNCIL TAX - BAND D

GRADE II LISTED