



27 Waldren Close, Baiter Park, Poole, Dorset BH15 1XR

£400,000 Freehold

**** NO FORWARD CHAIN *Guide Price £400,000 - £415,000*** A superb three bedroom town house ideally situated in Baiter Park yards from Poole Harbour, Poole Park with it's boating lake, eateries and cricket green is also just a short walk away. This neat and tidy property would benefit from some modernisation and offering over 1100 sq ft of living space throughout and viewing is imperative to appreciate not only its highly sought after location but also the versatile accommodation on offer, which comprises: **GROUND FLOOR;** utility room, bedroom three/study, utility room and cloakroom. **FIRST FLOOR;** kitchen/diner, lounge leading to **BALCONY** with views across Poole Park Boating Lake . **SECOND FLOOR;** two further bedrooms with en-suite shower room and bathroom. Externally the property boasts a courtyard style garden with raised sun deck and patio. To the front the Custom-textured stamped concrete driveway with seamless drain covers provides off road parking which in turn leads to an integral garage. Further features include: built-in wardrobe bedroom one, boarded loft with power and light with potential for conversion STPP, Jacuzzi bath, gas central heating and UPVC double glazing. Nearby Schools - Old Town First School and Nursery, Longfleet Primary and Poole High School.

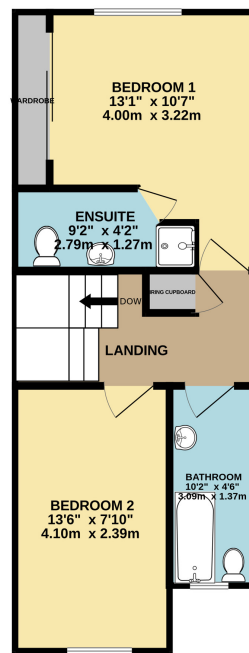
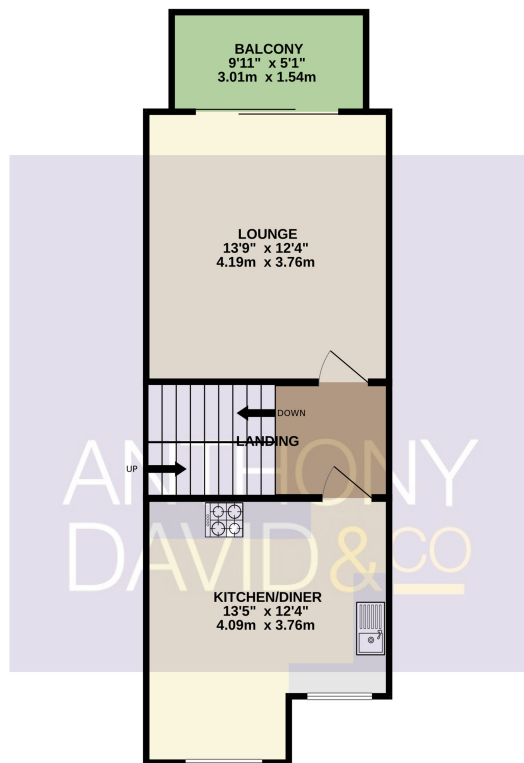
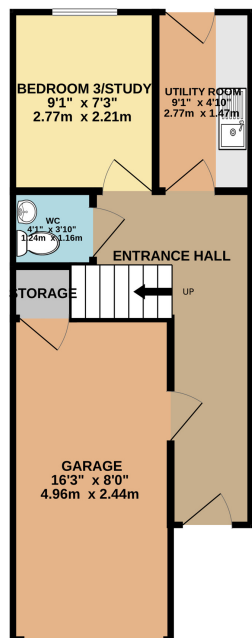
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**ANTHONY
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GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.

2ND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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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Entrance Hall Doors to

Utility Room 2.78m x 1.47m (9' 1" x 4' 10")

Bedroom Three/Study 2.77m x 2.21m (9' 1" x 7' 3")

Cloakroom 1.24m x 1.16m (4' 1" x 3' 10")

First Floor Landing 3.77m x 1.79m (12' 4" x 5' 10")

Lounge 3.01m x 1.54m (9' 11" x 5' 1")

Balcony 3.01m x 1.54m (9' 11" x 5' 1")

Kitchen/Diner 4.09m x 3.78m (13' 5" x 12' 5") max

Second Floor Landing 3.77m x 1.77m (12' 4" x 5' 10")

Bedroom One 4.09m x 3.76m (13' 5" x 12' 4") max

En-Suite Shower 2.79m x 1.3m (9' 2" x 4' 3")

Bedroom Two 4.12m x 2.21m (13' 6" x 7' 3")

Bathroom 3.09m x 1.46m (10' 2" x 4' 9")

Garage 4.96m x 2.44m (16' 3" x 8' 0")

Driveway Off road parking

Garden Courtyard Style

Council Tax Band C



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