



42 Colborne Close, Baiter Park, Poole, Dorset BH15 1US

£340,000 Freehold

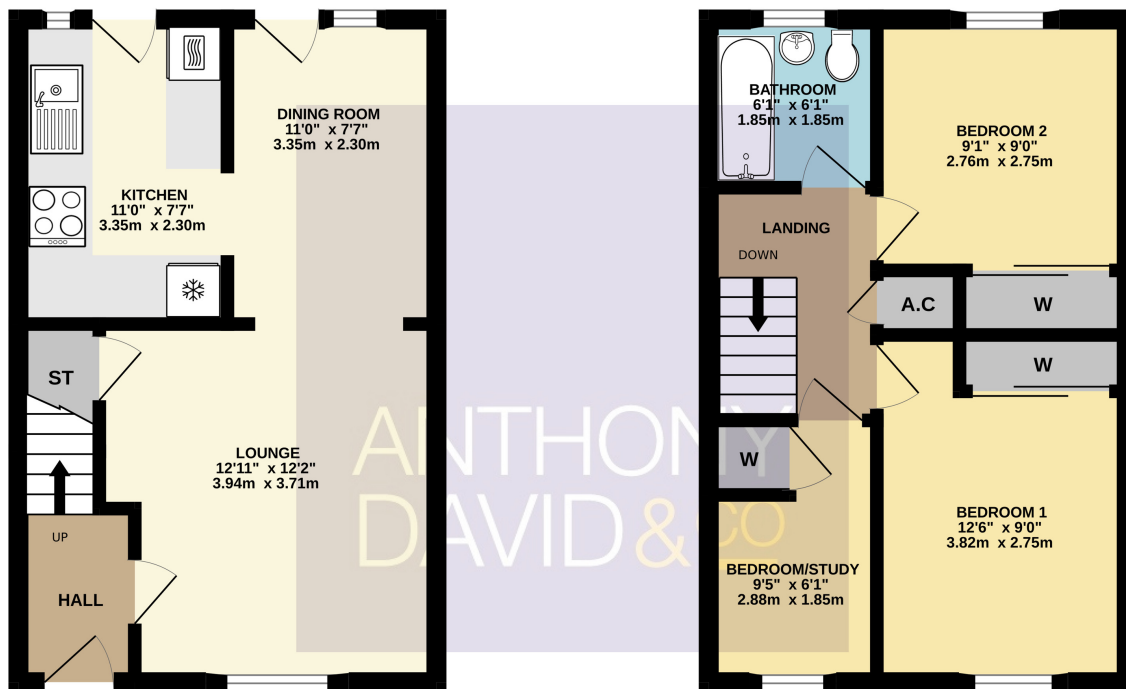
A well presented three bedroom terraced house ideally situated in the heart of Baiter Park being a just yards away from the Harbours edge. Poole Town centre and Poole Quay with it's array of bars and eateries are also just a short stroll away. This characterful property presents an ideal family/holiday home and internal viewing is highly advised to not only appreciate its sought after location but also the accommodation on offer, which comprises: lounge, dining room, farm style kitchen and stylish bathroom. Externally the property boasts a Westerly aspect courtyard style garden with a gated rear access. There is also an allocated parking space. Further features include: good sized front patio style garden, fitted wardrobes to all bedrooms, gas central heating and UPVC double glazing. Nearby Schools - Old Town First, Longfleet Primary and Poole High School.

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**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Lounge 12' 11" x 12' 2" (3.94m x 3.71m)

Dining Room 11' 0" x 7' 7" (3.35m x 2.31m)

Kitchen 11' 0" x 7' 7" (3.35m x 2.31m)

Landing Doors to

Bedroom One 12' 6" x 9' 0" (3.81m x 2.74m)

Bedroom Two 9' 1" x 9' 0" (2.77m x 2.74m)

Bedroom Three 9' 5" x 6' 1" (2.87m x 1.85m)

Bathroom 6' 1" x 6' 1" (1.85m x 1.85m)

Garden Westerly aspect

Parking Allocated

Council Tax Band C



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.