



14 Catalina Drive, Baiter Park, Poole, Dorset BH15 1UZ

Guide Price £350,000 Freehold

**** SEA VIEWS **** A beautifully presented two bedroom mid terrace house ideally situated in a frontline location in the heart of Baiter Park being a stones throw 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 immaculate property presents an ideal starter home/second home and internal viewing is highly advised to not only appreciate its sought after location but also the accommodation on offer, which comprises: lounge, modern fitted kitchen, downstairs cloakroom and family bathroom. Externally the property boasts a courtyard style garden housing two garden/storage sheds and an additional Southerly aspect patio to the front where you can sit and enjoy the waterside views. Further features include:fitted wardrobes to both bedrooms, additional large cupboard to bedroom one, jacuzzi style bath, easy access fantastic loft with shelving, allocated parking space, outdoor storage to the front, gas central heating and UPVC double glazing. Old Town First, Longfleet Primary and Poole High Secondary schools. VENDOR SUITED. Planning has been granted for ground floor extension to the front under a balcony and to the rear for a further extension. Ref No: APP/22/00422/F

info@anthonydavid.co.uk

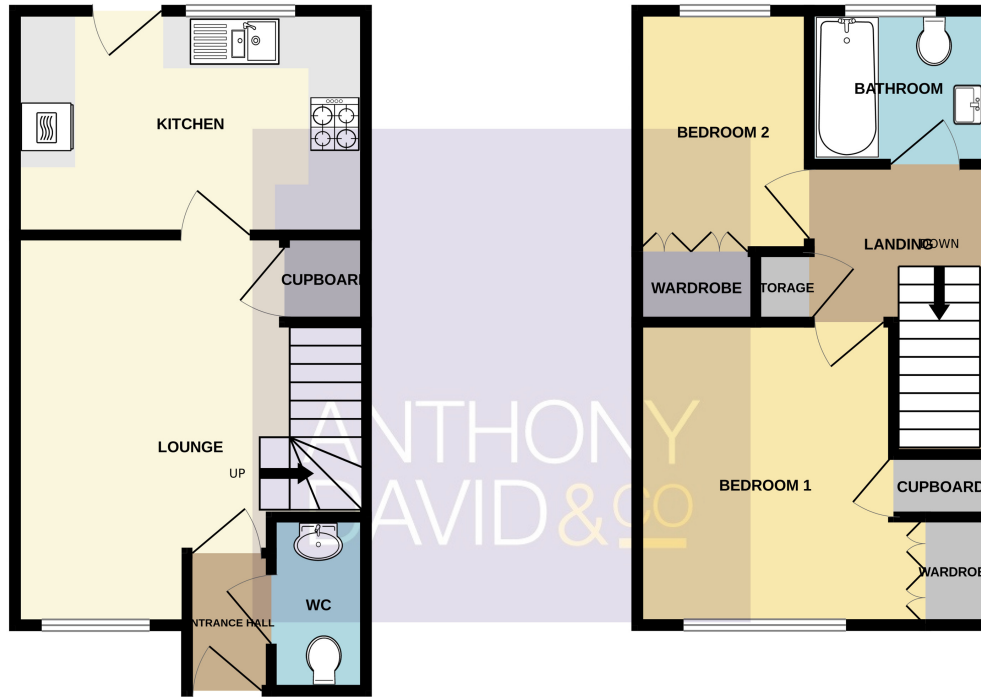
www.anthonydavid.co.uk

01202 677444

**ANTHONY
DAVID & CO**

GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.

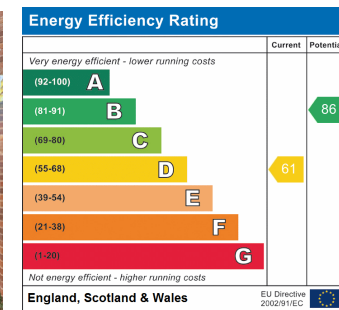
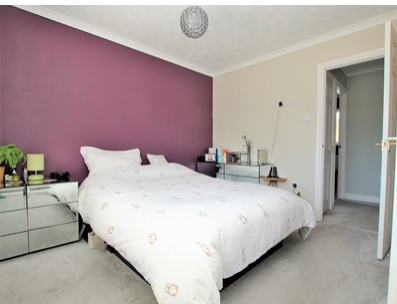
1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



- Entrance Hall 5' 0" x 3' 0" (1.52m x 0.91m)
- Lounge 14' 2" x 12' 9" (4.32m x 3.89m) max
- Kitchen 12' 9" x 8' 2" (3.89m x 2.49m)
- Downstairs Cloakroom 6' 4" x 3' 5" (1.93m x 1.04m)
- Landing Doors to
- Bedroom One 12' 8" x 11' 1" (3.86m x 3.38m) max
- Bedroom Two 11' 3" x 6' 3" (3.43m x 1.91m) max
- Bathroom 6' 3" x 5' 7" (1.91m x 1.70m)
- Garden Courtyard
- Parking Allocated
- Council Tax Band C

TOTAL FLOOR AREA : 582 sq.ft. (54.1 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.
Made with Metropix ©2023



Property Misdescriptions Act 1991
Property details contained herein do not form part 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.