

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



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FREEHOLD FIXED PRICE £300,000

A well presented 2 double bedroom end of terraced home with modern kitchen, lounge/dining room, enclosed south facing rear garden and allocated parking at the front, all set within a few hundred yards of the harbour. The property has been updated by the current owners, who have used it as a holiday home. The property could be sold fully furnished. Further offering new flooring and carpets, redecoration throughout, new boiler, new fascias and gutters and new fencing in the garden. The property also offers gas central heating, double glazing and can be sold vacant with no forward chain.

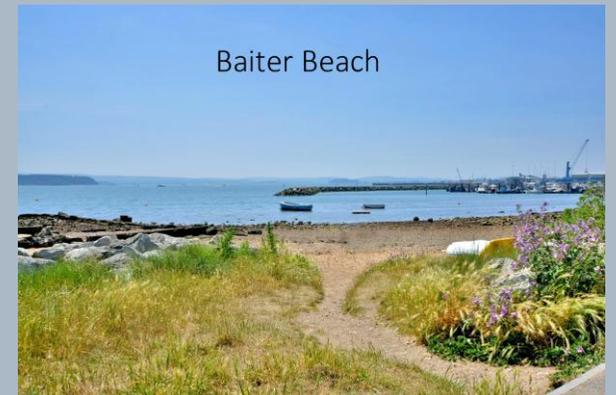
- 2 bedroom end of terraced home set in a highly desirable location in Baiter Park
- Beautifully presented inside with modern internal décor and wood effect flooring throughout the ground floor and newly fitted carpets upstairs
- Lounge/dining room replaced double glazed doors to the southerly facing courtyard garden
- Modern kitchen with grey units and work tops over and fitted with integrated electric oven, 4-ring gas hob, extractor, space for washing machine and under counter fridge
- Bathroom with original pink suite and jazzed up with some uplifting wallpaper!
- Bedroom one with fitted wardrobe and over stair storage
- Outside southerly facing paved garden with new fencing and side gate with access to bins
- Bright and enjoying a sunny aspect throughout
- Parking space to the front (64)
- Gas central heating and double glazing
- Can be sold fully furnished
- No forward chain!

Set in a very convenient location on Vallis Close 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: D

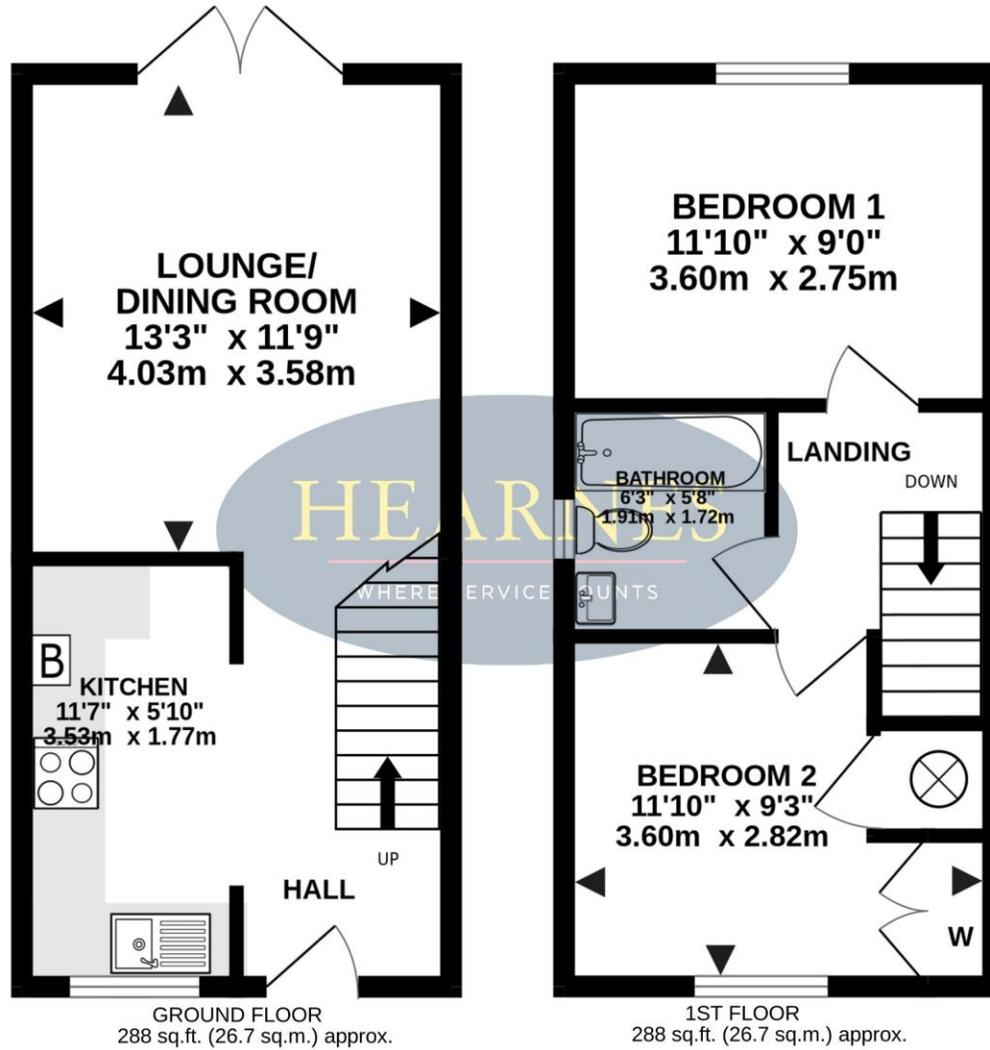
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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