



4 Vallis Close, Baiter Park, Poole, Dorset BH15 1XZ

£265,000 Freehold

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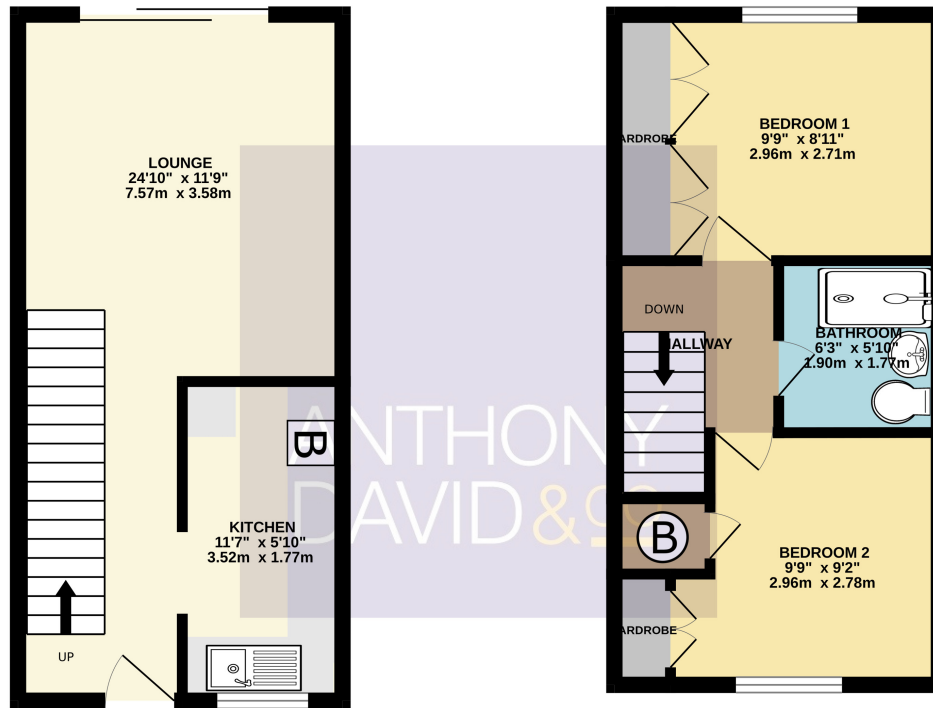
01202 677444

**** NO FORWARD CHAIN **** A charming two double bedroom mid terraced house ideally situated in Baiter Park a short walk from the harbours edge. Poole Quay and Poole Town centre with its array of shopping facilities and transport links is also close to hand. The property is in need of cosmetic updating and viewing is a must to appreciate not only its fantastic location but also its full potential. The accommodation on offer comprises: lounge with direct garden access, fitted kitchen and shower room. Externally the property benefits from a courtyard style garden, garage in block and allocated parking. Further features of this ideal first time buy/investment include; built-in wardrobes to both bedrooms, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**

GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



Lounge 24' 10" x 11' 9" (7.57m x 3.58m)

Kitchen 11' 7" x 5' 10" (3.53m x 1.78m)

Landing Doors to

Bedroom One 9' 9" x 8' 11" (2.97m x 2.72m)

Bedroom Two 9' 9" x 9' 2" (2.97m x 2.79m)

Shower Room 6' 3" x 5' 10" (1.91m x 1.78m)

Garden Courtyard

Garage In block

Parking Allocated

Council Tax Band C

TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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