



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

£325,000 Freehold

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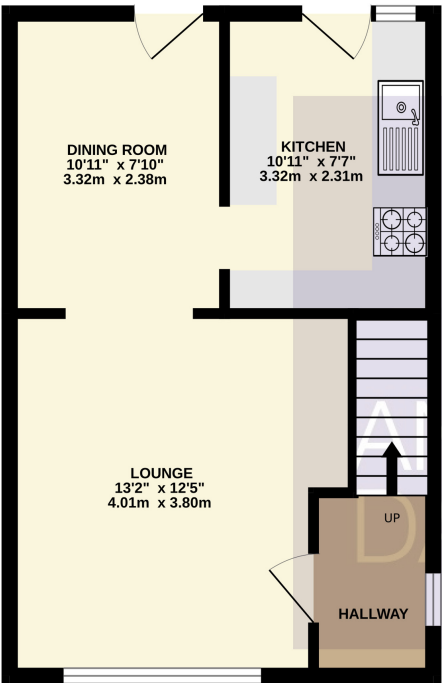
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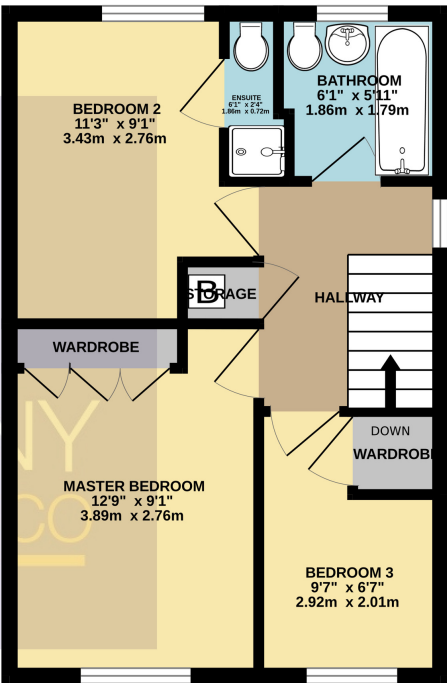
**** NO FORWARD CHAIN! ** PRICED FOR A QUICK SALE **** A neat and tidy three bedroom end of terraced house ideally situated in the heart of Baiter Park just a short stroll from the Harbours Edge, Poole Town Centre and Poole Quay with its array of bars and eateries. This delightful property presents an ideal starter home/investment 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, fully fitted kitchen (with fridge/freezer, washer/dryer, dishwasher, oven and hob), en-suite shower room and bathroom. Externally the property boasts a South Westerly aspect courtyard style garden with a gated rear access. There is also an allocated parking space. Further features include: feature fireplace to lounge, fitted wardrobes to bedrooms one and three, gas central heating and part UPVC double glazed. Nearby Schools - Old Town First, Longfleet Primary and Poole High School.

**ANTHONY
DAVID & CO**

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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 Door to

Lounge 13' 2" x 12' 5" (4.01m x 3.78m)

Dining Room 10' 11" x 7' 10" (3.33m x 2.39m)

Kitchen 10' 11" x 7' 7" (3.33m x 2.31m)

Landing Doors to

Master Bedroom 12' 9" x 9' 1" (3.89m x 2.77m)

Bedroom Two 11' 3" x 9' 1" (3.43m x 2.77m)

En-Suite Shower 6' 1" x 2' 4" (1.85m x 0.71m)

Bedroom Three 9' 7" x 6' 7" (2.92m x 2.01m)

Bathroom 6' 1" x 5' 11" (1.85m x 1.80m)

Garden South Westerly aspect

Parking Allocated

Council Tax Band C

