

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



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FREEHOLD PRICE £325,000

Set moments from the water, with a distant sea view, is this 2 double bedroom semi-detached house with 2 enclosed gardens, front and rear, for enjoying all day sunshine. Where else on the BH coastline can you find a modern semi-detached home under a one minute flat walk to the water? The property enjoys an allocated parking space to the front, separate kitchen with integrated appliances, open plan lounge/dining room, modern shower room and fitted wardrobes. This home has been loved by the current owners, who moved here from out of the area and have felt like they have been on holiday. It has been a wonderful place to live, being so convenient to the waterfront, Poole Town Centre with its Lighthouse theatre, quayside restaurants, bars and café's, shopping centre, bus/rail station and various parks.

- Delightful 2 bedroom semi-detached house less than a minute's walk from the harbourside at Baiter Park
- Path leading from front door of home to Baiter Park
- Rarely available, so viewing highly recommended
- Open plan lounge/dining room with doors to the rear garden
- Modern white kitchen with work tops over and fitted with double oven, 4 ring gas hob, extractor, space and plumbing for washing machine, undercounter integrated fridge.
- Gas heating via radiators and double glazing.
- Allocated parking space just outside the front garden
- Attractive sunny rear low maintenance garden with gated access to pathway. Enclosed front garden, where you can enjoy the late afternoon/evening sunshine
- No forward chain

Set in a very convenient location being 100m from the harbourside the property is within a short walk of Poole Town Centre and the train station which are approximately half a mile away and just over 500m from Poole Quay. Poole Park is approximately half a mile away and Whitecliff Harbourside Park is just under a mile away, ideal for walking and enjoying the coastal scenery.

COUNCIL TAX BAND: C

EPC RATE: C

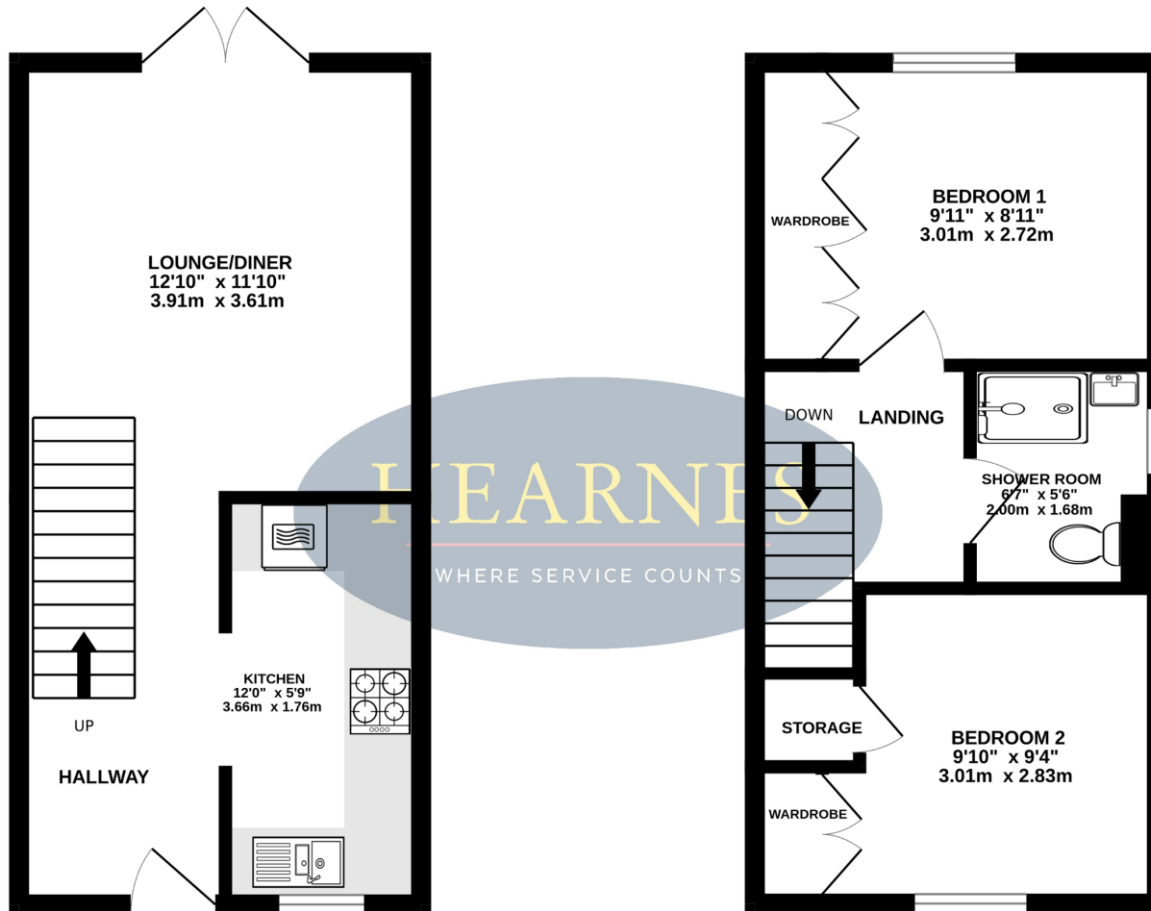


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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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Baiter Beach



www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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