



HEARNES
WHERE SERVICE COUNTS

**Barbers Wharf, Poole Quay, Poole,
Dorset, BH15 1ZB**

Barbers Wharf, Poole Quay, Poole, BH15 1ZB

FREEHOLD PRICE £465,000

An immaculately presented and spacious town house set over 3 floors, offering flexible accommodation to include 3/4 bedrooms, 2/3 reception rooms, ensuite shower room, cloakroom and garage. The home has been recently renovated to include new bathrooms, kitchen with integrated appliances, windows, boiler and flooring and is offered with immediate vacant possession. The property is set in Barbers Wharf which is a character style development of town houses and apartments, built in 1988, occupying a prime position on Poole Quay. The development is accessed via electrically operated private gates, which lead onto a block paved driveway that gives access to all the properties and has a variety of houses all built in keeping with the character of the area. There is also a pedestrian gate at the front of the development leading straight onto the Quay.

- Immaculately presented 3 storey 3/4 bedroom, 2 bathroom, town house set in the heart of Poole Quay
- Recently modernised throughout to include new bathrooms, kitchen, redecoration, flooring, double glazed windows and heating
- Spacious first floor accommodation to include a sitting room with Juliet balcony and separate dining room off the kitchen. This whole area flows well together with one room flowing to the next
- Modern kitchen with pale grey shaker style units with white work tops over and integrated appliances to include induction hob, canopy extraction fan, oven, dishwasher, washing machine and fridge/freezer.
- Refitted family bathroom with shower over the bath and fitted in a modern white suite, further en-suite shower room off the master bedroom and ground floor cloakroom (possibility of turning this into an ensuite to the ground floor bedroom)
- Garage
- Vacant with no forward chain
- Small rear courtyard
- Development approached via electronic gates and 4 visitor parking spaces
- Super location being within 100 yards to the Quay
- Perfect holiday home or lock up and leave

The property is within walking distance from Poole Quay which offers many pubs, restaurants, regular events and boat excursions to Brownsea Island, Swanage and Wareham, it is also the perfect place to look at the beautiful boats and the hive of activity on the water which offers a constantly changing outlook. Poole Train station is ½ a mile away which offers a current travelling time of 2 hours to London.

Maintenance Charges: £628 Per Annum

COUNCIL TAX BAND: E

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.

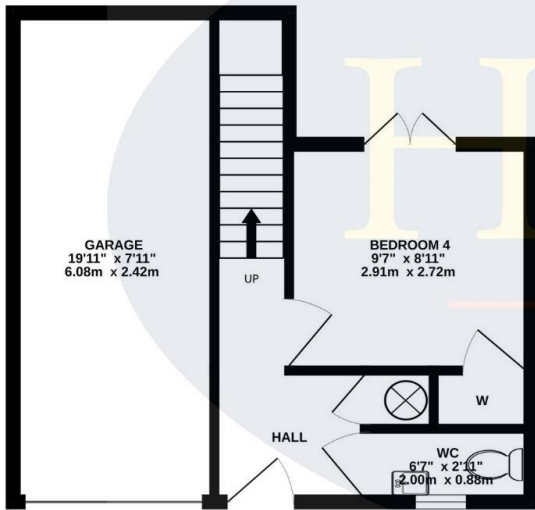




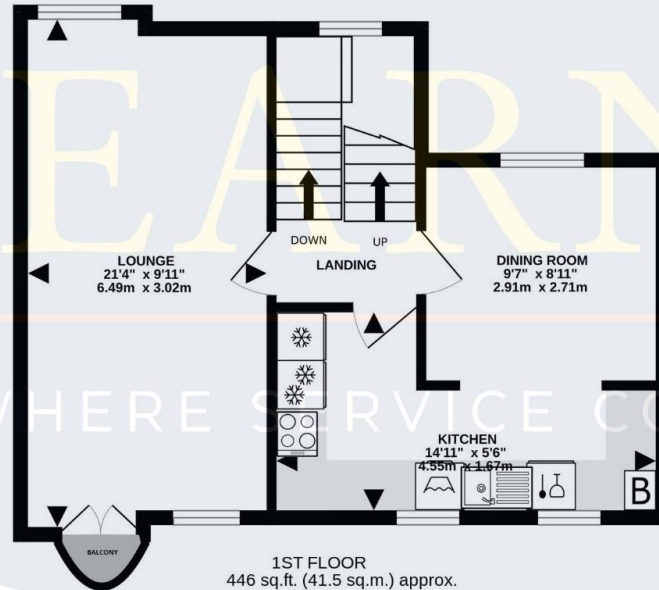
TOTAL FLOOR AREA : 1247 sq.ft. (115.9 sq.m.) approx.

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.

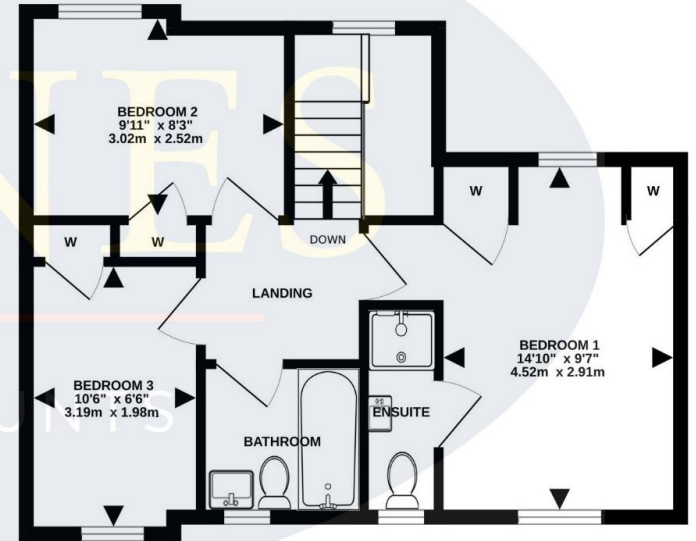
Made with Metropix ©2023



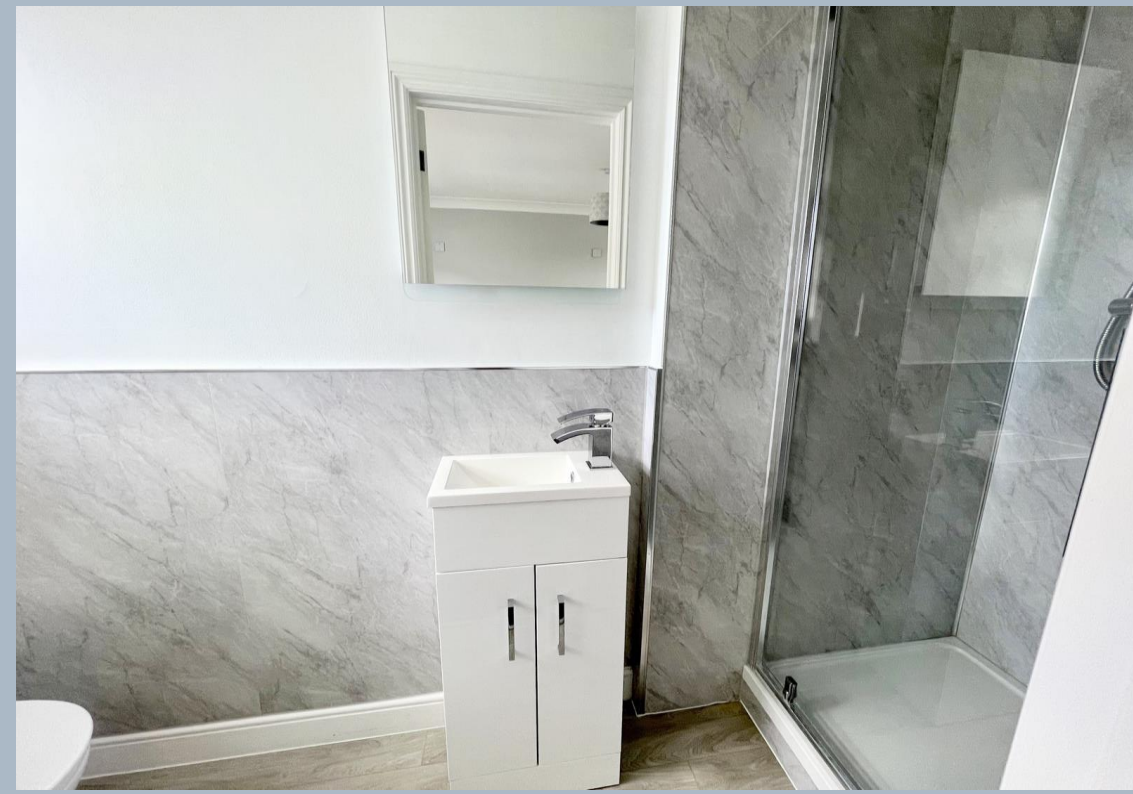
GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
456 sq.ft. (42.4 sq.m.) approx.





www.hearnes.com

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

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE