



Price: £495,000 Freehold

New Street, Poole Old Town, Dorset BH15 1JT

01202 683444 www.quayliving.co.uk



An excellent opportunity to acquire a well-presented and low-maintenance freehold townhouse in the favoured Old Town area of Poole, offering good-sized accommodation and valuable on-site car parking.

Just a short stroll from Poole Quay and its many excellent bars and restaurants and walking distance to Poole station, this house would make either a great family property or a perfect lock-up-and-leave holiday home.



.Freehold Townhouse

.Favoured Old Town Location

.Three Good-Sized Bedrooms

.Offered In Excellent Condition

**.Garaging And Off-Road
Parking**

.Low Maintenance Garden

.Quiet Central Location

.EPC D

ENTRANCE HALL

14' 2" x 3' 3" (4.33m x 1.0m)

A double-glazed front door with side screen gives access to the entrance vestibule and hallway beyond. With doors to cloakroom and utility room. Stairs rising to first floor.

CLOAKROOM

8' 0" x 2' 7" (2.44m x 0.8m)

Ground floor cloakroom with low-level WC and vanity unit with inset wash hand basin with mosaic tiled splashback and mirror over. Chrome-effect ladder rack towel rail.

UTILITY ROOM

7' 6" x 6' 0" (2.3m x 1.84m)

With double-glazed rear garden door and side screen. Door to understairs cupboard. Linoleum floor covering, radiator, plumbing for washing machine and dryer.

GARAGE

20' 0" x 10' 0" (6.1m x 3.06m)

A well-proportioned integral single garage with the benefit of up-and-over doors both front and back. Light, power and water.

SITTING/DINING ROOM

*21' 8" x 16' 4" (6.62m x 5.0m)
max*

Accessed from the first floor stairwell, this bright, spacious L-shaped reception room has two full-height windows to the front elevation, multiple pendant lighting and a coal-effect electric fire set in a marble hearth with timber mantelpiece. Radiator, TV and electrical points, serving hatch from kitchen.



KITCHEN

16' 4" x 8' 11" (5.0m x 2.73m) max

Equipped with an attractive range of modern cream shaker-style kitchen units incorporating Bosch double oven, fitted dishwasher, fitted microwave, ceramic hob with extractor over. One and a half bowl sink with swan-neck tap offering hot, cold and filtered drinking water. Bosch dishwasher, fitted microwave. Harlequin tiled ceramic splashbacks with contrasting granite-effect work surfaces extending into a breakfast bar overlooking the rear

garden. Ceramic tiled floor covering. Wall-mounted Glow Worm gas boiler. Two rear-facing windows. Water softener.

BEDROOM ONE

14' 10" x 8' 11" (4.54m x 2.74m)

A well-proportioned double bedroom with a window to the front elevation, with radiator beneath, full-width fitted wardrobes with sliding doors, pendant lighting, TV aerial point, power sockets.

BEDROOM TWO

11' 4" x 10' 0" (3.46m x 3.07m)

A double or twin bedroom with double-glazed window overlooking the rear garden. Complete with integrated wardrobes behind sliding doors, pendant lighting and neutral décor.

BEDROOM THREE

10' 11" x 7' 1" (3.35m x 2.17m)

A front-facing single bedroom or home office with pendant spotlighting, with double-glazed window and radiator beneath. Full-height, over-stairs storage cupboard. Loft access hatch.

BATHROOM

7' 0" x 6' 1" (2.15m x 1.86m)

A modern bathroom with four-piece white suite incorporating a bath, vanity unit with inset wash basin, walk-in corner shower with thermostatic power shower and riser rail, push-button WC and grey mosaic-style wall covering and contrasting dark grey floor covering. Mirror-fronted wall cabinet with light over. Window to rear elevation.



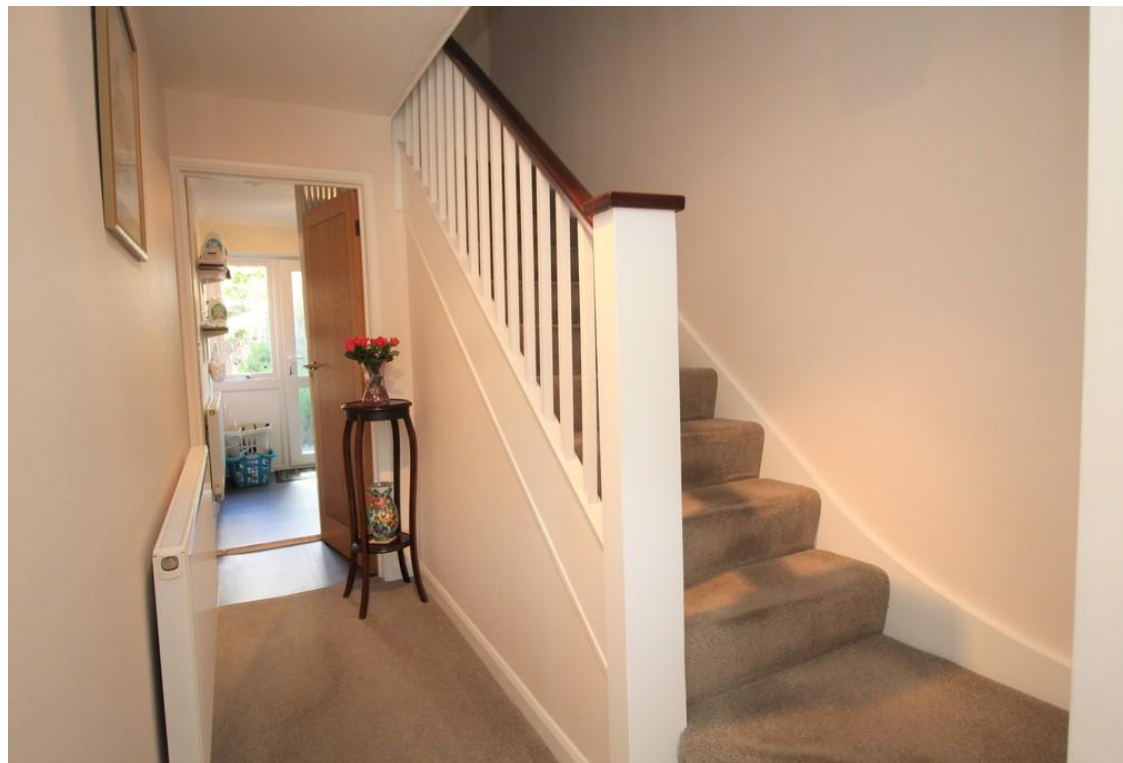
OUTSIDE

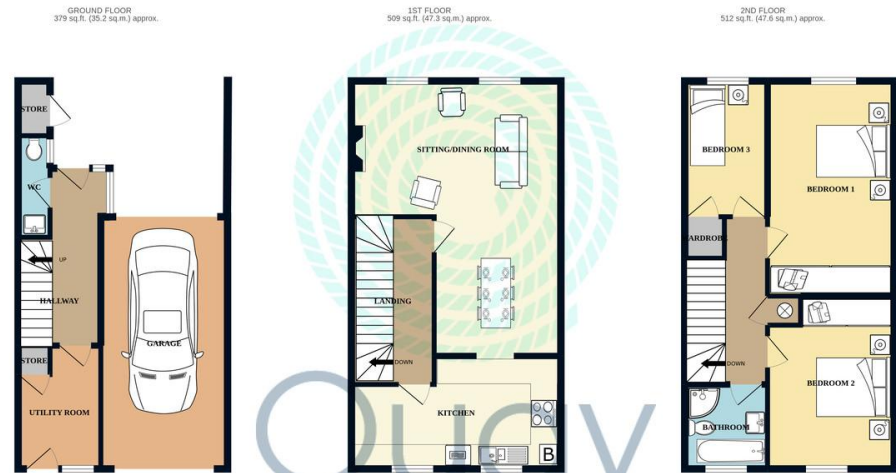
To the front of the property, a tarmac driveway offers ample parking for one large car or two smaller ones, with an area of artificially-turfed garden adjacent. To the rear, a predominantly paved, low-maintenance garden is enclosed by a mixture of larch-lap fencing and trellis offering ample space for outdoor relaxation and al fresco dining. The drive-through integral garage also offers the opportunity to park additional vehicles in the rear garden, when visitors descend!

TENURE

Freehold.



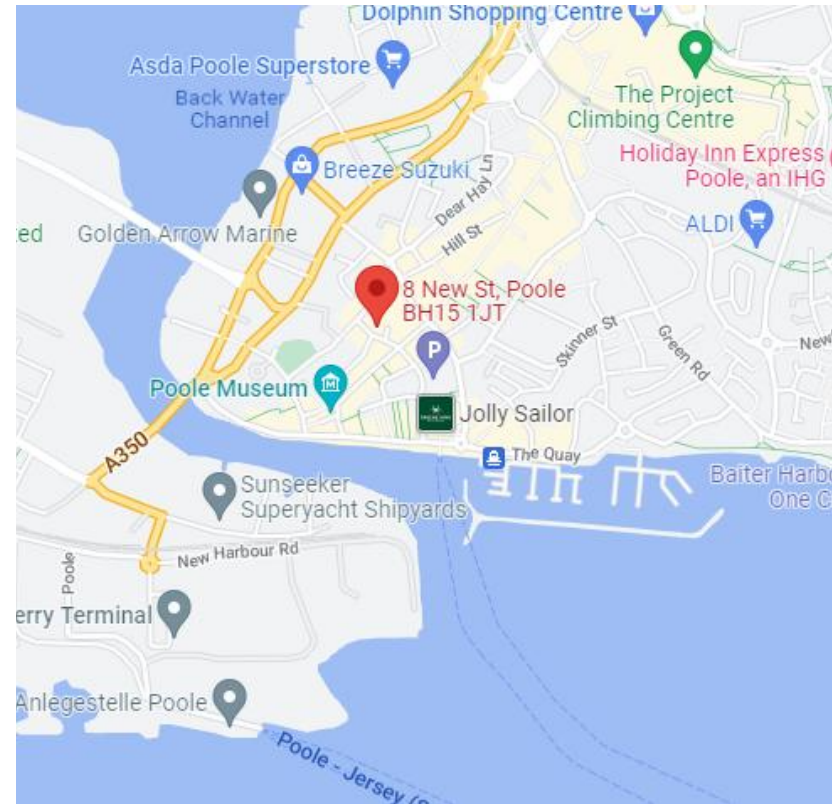




TOTAL FLOOR AREA: 1400 sq.ft. (130.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

WWW.EPC4U.COM



Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.



01202 683444
 Orchard Plaza, 41 High Street
 Poole, Dorset, BH15 1EG
www.quayliving.co.uk

