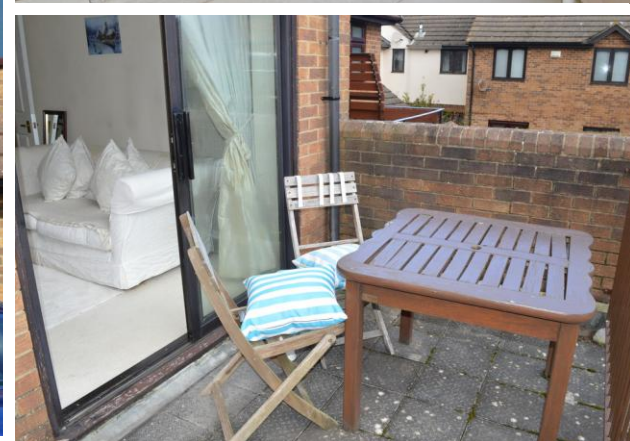


FOR SALE



Catalina Drive, Poole
£475,000


MARTIN & CO



Catalina Drive, Poole

£475,000

- *****DIRECT WATER VIEWS*****
- enclosed rear garden
- **GARAGE**
- **NO FORWARD CHAIN**
- gas central heating & double glazing
- council tax band E = £2381 pa
- versatile, flexible accommodation



This substantial & versatile family home is offered to the market for the first time in many years! WITH DIRECT WATER VIEWS, close to both Baiter & Whitecliff Parks, the balcony looks across to Whitecliff Bay & the marina!

The property also benefits from an enclosed low maintenance rear garden. a GARAGE & parking, with NO FORWARD CHAIN!

ENTRANCE HALL Ceiling light, large storage cupboard, personal door to garage.

LIVING ROOM/DINING ROOM 13' 0" x 8' 2" (3.97m x 2.5m) Ceiling light, double glazed sliding doors opening into the private, enclosed rear garden. Radiator.

KITCHEN 9' 1" x 6' 11" (2.77m x 2.13m) Ceiling light, double glazed window to rear aspect overlooking the garden, extensive range of wall & base units with worktop over & tiled splashbacks. Cooker hood, gas hob & electric eye level oven, space & plumbing for dishwasher & free-standing fridge freezer. Wall mounted 'Gloworm' gas central heating boiler.

CLOAKROOM Ceiling light, double glazed window to front aspect, toilet. Basin with tiled splashbacks & wall mounted mirror over. Radiator.

GARAGE Ceiling light, utility area with space & plumbing for washing machine & tumble dryer with worktop & sink over. Up & over door, radiator.

REAR GARDEN Very pleasant & private enclosed rear garden, laid to paving which creates an ideal, low maintenance, spot for outside dining & entertaining. Gate providing rear access.

FIRST FLOOR LANDING Ceiling light, radiator.

SITTING ROOM 15' 5" x 11' 7" (4.71m x 3.55m) Ceiling light, double glazing sliding doors to front aspect with **DIRECT POOLE HARBOUR VIEWS!!!** Further double-glazed window also to front aspect, radiator.

SUN TERRACE Large sun terrace with **DIRECT HARBOUR VIEWS & views across Whitecliff Park,** with railings & brick-built surround.



MASTER BEDROOM 10' 2" x 10' 0" (3.11m x 3.05m)
Ceiling light, double glazed window to rear aspect. Range of fitted bedroom furniture, including wardrobes, bedside cabinets, cupboards & dressing table, also with drawers. Built in double wardrobes with hanging rail, radiator.

ENSUITE SHOWER ROOM Ceiling light, double glazed window to rear aspect. Enclosed shower cubicle with tiled splashbacks, toilet & basin with shelf & mirror cabinet over, radiator.

SECOND FLOOR LANDING Ceiling light, loft hatch, radiator, airing cupboard with shelving.

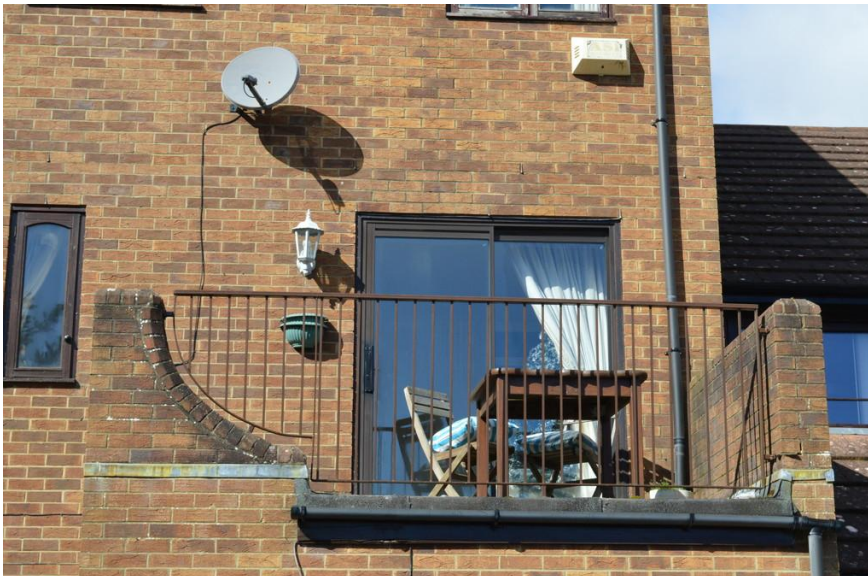
BEDROOM TWO 11' 10" x 8' 6" (3.61m x 2.61m)
Ceiling light, double glazed window to front aspect with **DIRECT WATER VIEWS**. Large built-in wardrobe, radiator.

BEDROOM THREE 9' 11" x 9' 9" (3.04m x 2.98m)
Ceiling light, double glazed window to rear aspect. Fitted bedroom furniture including dressing table, wardrobes with decorative glass doors (with hanging rails & shelving) cupboards & drawers. Radiator,

BEDROOM FOUR 8' 7" x 6' 7" (2.62m x 2.02m) Ceiling light, double glazed window to front aspect, radiator.


FAMILY BATHROOM Ceiling light, double glazed opaque window to rear aspect. The suite includes a bath with 'Mira' shower over with screen & tiled splashbacks, toilet, basin with shaver point, tiled splashbacks & mirror over, radiator.

PARKING Space for one vehicle on the driveway in front of the garage, large storage cupboard housing the meters for the house.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(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	

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.