

Separate Garage in block • Communal front & rear gardens • 2 Double Bedrooms • Ground Floor Flat • No Forward Chain • Excellent transport links & local amenities • Spacious Lounge/Dining Room •

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Flat 3, Barons Court, 6 Dawkins Road
£200,000 Freehold

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Charming 2 bed flat with separate garage ** Communal gardens ** Share of freehold ** Ideal for first-time buyers or buy-to-let investors ** No chain, ready to go ** A hidden gem awaiting its lucky new owner

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Living Room

19' 8" x 13' 11" (5.99m x 4.23m)

The flat features a private entrance to the side, opening into a spacious living/dining room. A sliding patio door seamlessly connects this area to the communal garden, enhancing the living space with a blend of indoor and outdoor elements. This thoughtful design creates a harmonious connection between the interior and the shared outdoor environment.

Kitchen

The kitchen is equipped with a selection of light oak wall and floor units, housing an oven and hob for culinary convenience. A large window provides a pleasant view of the communal rear garden, infusing the kitchen with natural light and offering a refreshing backdrop while preparing meals.

Bedroom 1

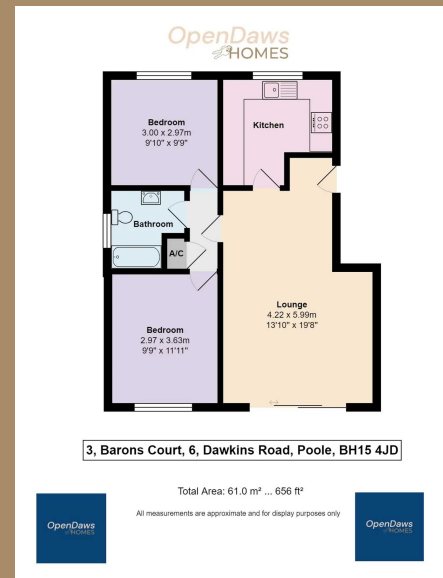
9' 9" x 11' 11" (2.98m x 3.63m)

The double bedroom offers a comfortable and spacious retreat, providing ample room for relaxation and personalisation. This room creates a cozy and inviting atmosphere, making it an ideal space for rest and rejuvenation.

Bedroom 2

9' 9" x 9' 10" (2.98m x 3.00m)

Another double bedroom complements the living space, providing additional room for comfort and personalisation. This versatile and well-appointed room offers flexibility in its use, whether as a guest bedroom, home office, or another cozy retreat within the home. The thoughtful design ensures a welcoming and functional space.





Bathroom

The bathroom is complete with a suite featuring a bath, equipped with an electric shower overhead, a w.c., and a wash hand basin. This functional design provides essential amenities, offering a comfortable and convenient space for daily routines and relaxation.

Gardens & Garage

When it comes to outside space, this property has got you covered. The communal front and rear gardens are simply delightful - imagine having your breakfast on a sunny morning or hosting a barbeque with friends on the weekends. The gardens are laid to lawn, providing a green oasis in the hustle and bustle of city life. Plus, being shared amongst just four flats, you'll have a sense of community and the opportunity to meet your neighbours while enjoying the great outdoors.

A handy garage in a separate block will help with all those storage needs!







3, Barons Court, 6, Dawkins Road, Poole, BH15 4JD

Total Area: 61.0 m² ... 656 ft²

All measurements are approximate and for display purposes only

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