

**Delightful 1-Bedroom Town House within walking distance of Poole Quay**

**Tenure: Freehold**

**Approx 40sq meters (430 sq ft)**

**36 Colborne Close, Baiter Park,  
Poole, Dorset. BH15 1US**

**Price £255,000**

- Entrance Hall
- Lounge
- Conservatory
- Modern Fitted Kitchen
- Double Bedroom with fitted wardrobe
- Modern Shower Room
- Gas Central Heating
- PVCu Double-Glazing
- Small Patio Garden
- Close to Town Centre & Coastal Walks
- Allocated Parking Bay
- Viewing Recommended!



A modernised 1-bedroom 'freehold' house situated on the ever popular Baiter Park development just a short stroll from stunning coastal walks, Baiter Park, Poole Quay & Poole Town Centre.

Viewing recommended!

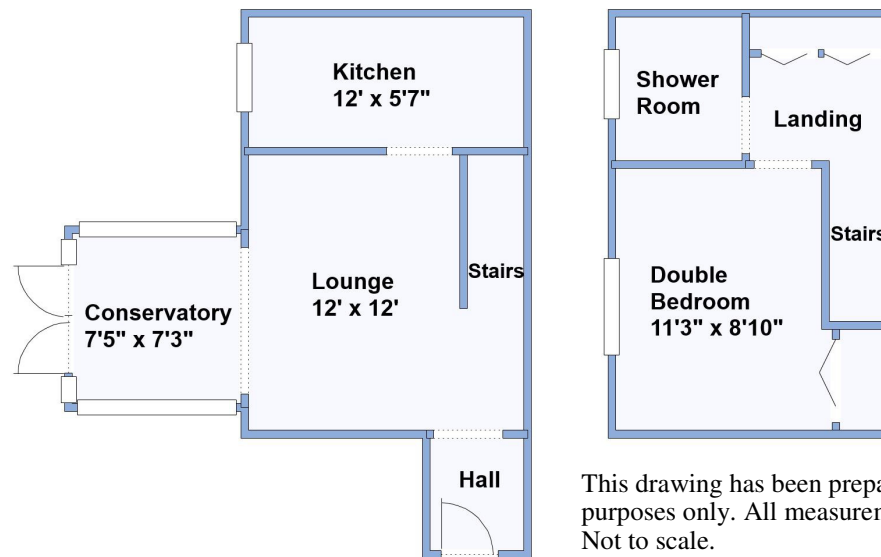
Accommodation and approximate room sizes:

- **Hall:** Useful storage cupboard.
- **Kitchen:** Modern range of floor and wall cupboards. Space for Cooker with extractor hood over. Integrated dishwasher, washing machine & fridge & freezer. Cupboard housing combination gas boiler. LED spot lights.
- **Lounge:** Stairs to first floor with stainless steel & glass balustrade. LED spot lights. Opening to:
- **Conservatory:** Double doors to patio garden.
- **Landing:** Hatch to insulated roof space. Large storage cupboard with mirror fronted doors.
- **Double Bedroom:** LED spot lights. Recessed built-in double wardrobe.
- **Modern Shower Room:** Comprising large shower cubicle with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail. Fully tiled. LED spot lights.
- **Laminate Flooring to Ground Floor**
- **Gas Central Heating (system untested)**
- **PVCu Double Glazing**
- **Small Private Patio Garden.** Outside tap & lighting.
- **Allocated Parking Bay**
- **Council Tax Band 'B'**
- **Energy Rating 'D'**



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

Ref W04727



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

