

**FOR SALE**



**Newfoundland Drive, Poole**  
**£335,000**

  
**MARTIN & CO**

# Newfoundland Drive, Poole

£335,000

- **\*\*\*NO FORWARD CHAIN\*\*\***
- **close to Poole Quay!!**
- **four bedrooms**
- **council tax band 'E' = £2625pa**
- **Poole & Whitecliff parks nearby!**
- **Freehold property**



This four bedroomed townhouse in Poole boasts versatile accommodation spread over three floors, making it the perfect 'lock up & leave' type property. From the direct garden access from the kitchen/diner to the paved patio garden, to the master bedroom with ensuite shower room, this property offers the ultimate in comfort and convenience.

The first floor living room provides a cosy retreat, while the utility room adds a practical touch. Park with ease with an allocated parking space for one car. With no forward chain, this property is ready for its new owners to move in and make it their own.

Situated in the busy, seaside town of Poole, this property is conveniently close to Poole Quay and Poole town centre, offering a variety of shops, supermarkets & restaurant options. Enjoy leisurely walks in the nearby Poole & Baiter Parks or hop on the bus route to explore the surrounding areas. Don't miss out on this fantastic opportunity to own a spacious townhouse in a desirable location.



## ENTRANCE HALL

**KITCHEN/BREAKFAST ROOM** Inset spotlights, double glazed windows & doors leading to the paved rear garden. Range of wall & vase units with splashbacks & worktop over, stainless steel 'Bosch' cooker hood, gas hob & 'Bosch' electric oven beneath. Integrated dishwasher, fridge & freezer, radiator tiled flooring.

**UTILITY ROOM** Ceiling light, worktop with inset sink & cupboards beneath, space & plumbing for washing machine, airing cupboard housing hot water tank with shelving, radiator, tiled flooring.

## BEDROOM/STUDY/HOME OFFICE

## CLOAKROOM

**FIRST FLOOR LANDING** Inset spotlights, storage cupboard.

**LIVING ROOM** Two ceiling lights, two double glazed windows to front aspect & Juliette balcony. Two radiators.

## BEDROOM



SECOND FLOOR LANDING Inset spotlights, radiator.

MASTER BEDROOM Ceiling light, two double glazed windows to front aspect, radiator, built in double wardrobes with shelving & hanging rails.

ENSUITE Inset spotlights, large, enclosed shower room, toilet & basin, all with mosaic style splashbacks. Heated towel rail style radiator, shaver point, vinyl flooring.

BEDROOM Ceiling light, two double glazed windows to rear aspect, radiator, loft hatch.

REAR GARDEN Fully enclosed rear garden, paved for easy maintenance with gated access to the allocated parking space at the rear ( agents note; the current owner found this space very useful in the past for jetski/boat storage.) Outside light & tap.





---

## Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD  
T: 01202 710171 • E: poole@martinco.com

# 01202 710171

<http://www.poole.martinco.com>



**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.