



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Property Features

- Harbour Views
- Town House
- Four Double Bedrooms
- Balcony
- Fitted Kitchen
- Fitted Bathroom
- Very Well Presented
- Garage
- Off Road parking
- Sole Agents

Property Summary

Quay living are extremely please to be able to offer this superb four bedroom town house located on the front line of Baiter Park with views over the park towards Poole Harbour. The property has been modernised and extended in recent years to a high standard to include a modern kitchen with underfloor heating updated bathrooms and neutral décor. The current owners have extended the accommodation in to the roof space to provide a superb bedroom with velux windows with views over the park and beyond to the harbour and this room also benefits from a en suite shower. Viewing is highly recommended. PLEASE NOTE THIS PROPERTY IS FRONT LINE (ON GOOGLE MAPS IT DOES NOT SHOW THIS)

Full Description

ENTRANCE PORCH

Front door through to entrance porch. Wall mounted light point, further part glazed door through to the entrance hall.

ENTRANCE HALL

Smooth set ceilings with inset ceiling spotlights, smoke detector, tiled flooring, radiator, wall mounted fuse box and alarm control panel, storage cupboard and stairs to further floors.

CLOAKROOM

Modern suite comprising low level push button wc, wall mounted wash hand basin with tiled splash back, smooth set ceilings, tiled flooring.

KITCHEN/BREAKFAST ROOM

13' 1" x 15' 8" (4m x 4.8m)

Rear aspect double opening patio doors giving access to the rear garden. Recently updated kitchen comprising a range of standing units with roll top work surface above space for washing machine, space for dishwasher, space for upright fridge/freezer, fitted Stoves oven with gas hob and extractor above, range of eye level units, tiled flooring with under floor heating, power points,

FIRST FLOOR LANDING

Ceiling light point and radiator.

LOUNGE

15' 5" x 11' 9" (4.7m x 3.6m)

Front aspect UPVC double glazed window with further sliding patio door giving access to the balcony with views over Baiter Park and beyond to Poole Harbour. Smooth set ceilings, ceiling light point, power points, tv point, radiator, smoke detector.

BALCONY

Lovely first floor balcony with views over Baiter park and beyond to Poole Harbour.

BEDROOM THREE

10' 2" x 12' 9" (3.1m x 3.9m)

Smooth set ceilings with ceiling spot lights, rear aspect upvc double glazed window, smoke detector, radiator and power points. Built in wardrobes with hanging and shelving space also housing the combination boiler serving the hot water and central heating.

ENSUITE

Recently updated to a high standard comprising of Low level push button wc, pedestal wash hand basin, walk in shower cubicle with thermostatically controlled shower, rear aspect upvc obscure glazed window, tiled flooring and heated towel rail.

SECOND FLOOR LANDING

Access from the first floor landing with ceiling light point.

BEDROOM ONE

13' 5" x 10' 2" (4.1m x 3.1m)

Rear aspect upvc double glazed window, smooth set ceilings with inset ceiling spot lights, built in wardrobes, power points and radiator.

JACK & JILL BATHROOM

Serving both bedroom one and two where both bedrooms have direct access. Modern updated en suite comprising P shaped modern bath with thermostatically controlled shower above with fitted glass screen, push button low level wc with concealed cistern, vanity unit with sink and two drawers below, fully tiled walls, heated towel rail, storage cupboard.

BEDROOM TWO

8' 6" x 11' 9" (2.6m x 3.6m)

Front aspect upvc double glazed window overlooking Baiter Park and beyond to Poole Harbour, smooth set ceilings with inset spotlights, smoke detector, radiator, fitted wardrobes.

STAIRS TO TOP FLOOR

LOFT ROOM / BEDROOM FOUR

15' 5" x 15' 8" (4.7m x 4.8m)

This really is a super room with it's Velux windows overlooking the park and beyond to Poole Harbour, the room is extremely light and airy, ceiling spot lights, power points, radiator and under eave storage.

ENSUITE SHOWER ROOM

Modern suite comprising double sized shower cubicle with thermostatically controlled shower, low level push button wc, pedestal wash hand basin, velux window, tiled walls.

TANDEM GARAGE

23' 7" x 8' 2" (7.2m x 2.5m)

The garage has UPVC access door and also a door from the hallway. ceiling light point, power points. A great room for both storage and garaging.