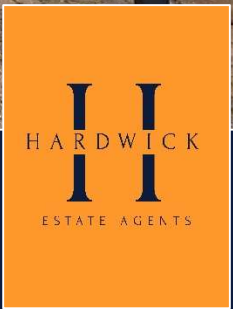




17 Waldren Close  
Baiter Park, Poole, BH15 1XR



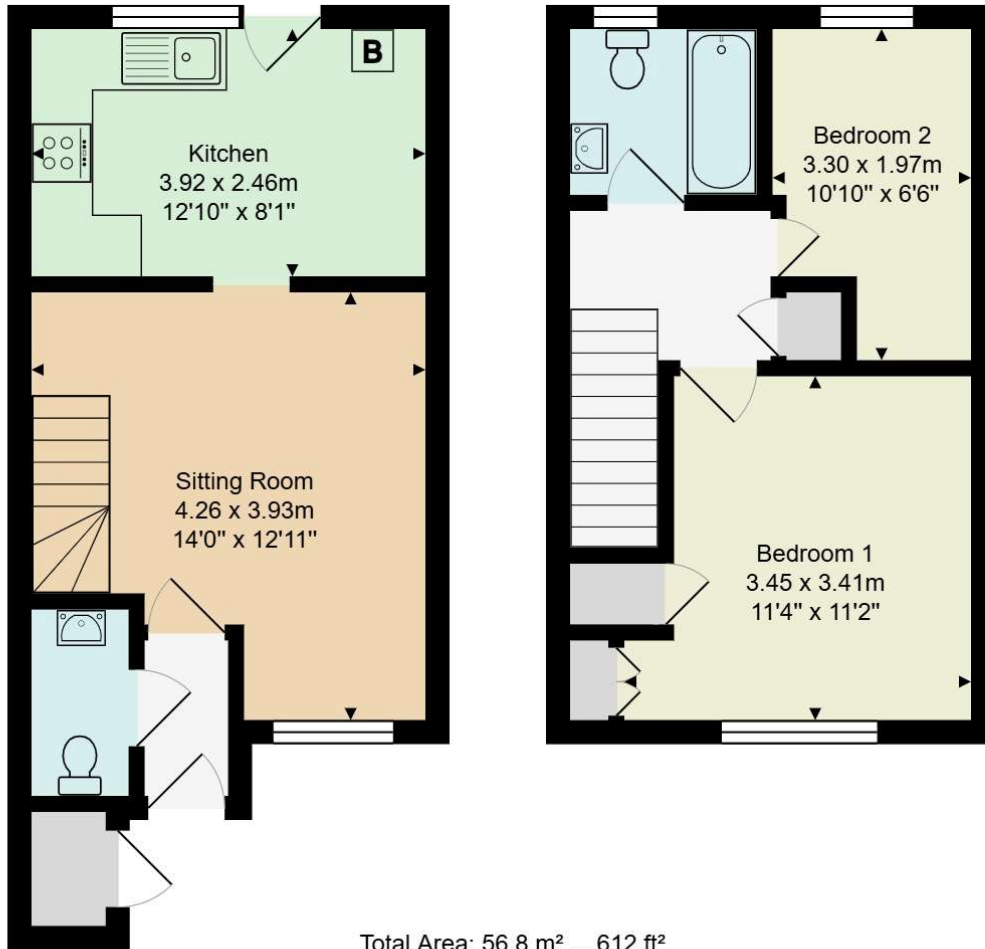
A 2 bedroom house with a garden and parking situated in a sought after location with fantastic views over Poole Park lake.

- Entrance hall
- Sitting room
- Modern kitchen/breakfast room
- Ground floor cloakroom
- 2 bedrooms
- Bathroom
- Covered, allocated parking space
- Garden
- Views over Poole Park
- Gas central heating with modern boiler
- Short walk to the harbour-side and Poole Quay
- Sellers found

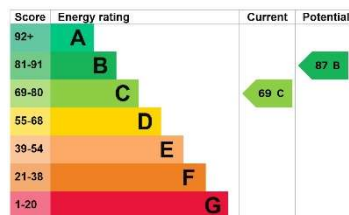
**ASKING PRICE:**  
£315,000 (freehold)

**EPC RATING:**  
Band - C





All measurements are approximate and for display purposes only.



A well presented mid-terrace house, quietly positioned within a sought-after cul-de-sac in the popular Baiter Park area, enjoying delightful, direct views across Poole Park Lake. The property is ideally located within a short, level walk of Poole Harbour, Poole Quay and the town centre, offering an excellent range of shops, restaurants and transport links.

The accommodation is neatly arranged and well maintained throughout, making it an ideal first-time purchase, investment or low-maintenance home by the water.

Upon entering, an entrance hallway provides access to a ground floor cloakroom fitted with a WC and wash hand basin. The sitting room is positioned to the front of the property, with views over the front garden and stairs rising to the first floor. To the rear, the kitchen has been updated in recent years and is fitted with a modern range of units, incorporating an oven and hob, with space provided for additional appliances. A recently installed wall-mounted gas-fired boiler is also housed here, and there is direct access out to the rear garden.

Upstairs, the first floor landing includes a useful fitted cupboard. Bedroom one benefits from built-in wardrobes, whilst bedroom two enjoys attractive, far-reaching views across Poole Park. The bathroom is fitted with a three-piece suite comprising a WC, wash hand basin and bath with shower over.

Externally, the property benefits from an allocated car port parking space beneath a covered canopy. The front garden is laid to brick paving for ease of maintenance, while the rear garden is also designed with low upkeep in mind, being predominantly paved and enclosed by timber fencing.

### Location

Waldren Close is a quiet residential cul-de-sac situated in the highly desirable Baiter Park area of Poole. The property is perfectly positioned for those seeking a coastal lifestyle, with Poole Park Lake quite literally on the doorstep, offering scenic walks, water sports and open green space. Poole Harbour, Whitecliff Park and Baiter Park are all within easy reach.

Poole Town Centre and Poole Quay are just a short walk away, providing a wide range of amenities including shops, cafes, restaurants, bars and leisure facilities, along with excellent transport links via bus and rail to Bournemouth, Southampton and London Waterloo.

### ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: [info@hardwickea.co.uk](mailto:info@hardwickea.co.uk)

[www.hardwickea.co.uk](http://www.hardwickea.co.uk)