



45 Woodlands Avenue
, Poole, BH15 4EF

Asking price £599,950



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NO ONWARD CHAIN - A STUNNING PROPERTY WITH FAR REACHING VIEWS OVER HOLES BAY, POOLE - TASTEFULLY MODERNISED TO A HIGH SPECIFICATION - CURRENTLY A FANTASTIC HOLIDAY HOME WITH EXCELLENT INVESTMENT INCOME.

The St Quintin property group are delighted to offer for sale this beautifully designed chalet style property, located a stones throw from 'Cobbs Quay' marina. The property has undergone a major modernisation decorative revamp in recent years and in the agents opinion offers the very best accommodation locally. Currently rented on air-b-n-b it is understood that the property has the potential to yield a 7-8% ROI.

The ground floors comprises of three bedrooms with a large family bathroom which is fully tiled and comprises of a bath with overhead shower, wash hand basin set in a vanity unit with useful cupboard space below, W.C and towel rail.

The upstairs has been completely revamped by the current owners to create a spectacular open plan family room, to thoroughly enjoy dining and relaxing with panoramic sea views over Holes Bay. To the rear is the modern kitchen with glossy white wall and base units and integrated appliances, including a gas hob and oven, microwave, dishwasher, large fridge and wine cooler.

The large rear garden has sandstone paving slabs to provide a patio area and is laid to lawn in the centre. There is also another patio area to the rear. The games room/home office has power and light and could potentially be turned in to an annex STPP.

Tinted double glazed windows, underfloor heating, a large driveway with multiple vehicle parking and a garage complete this stunning property.

A must see, please contact The St Quintin Property Group for an essential viewing. Initial viewings to be conducted Thursday 22nd June - 5pm onwards.





