



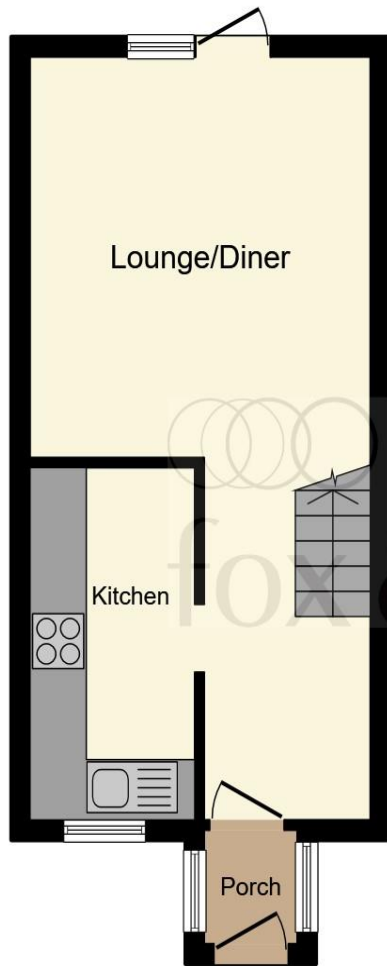
Colborne Close, Poole BH15 1US

welcome to

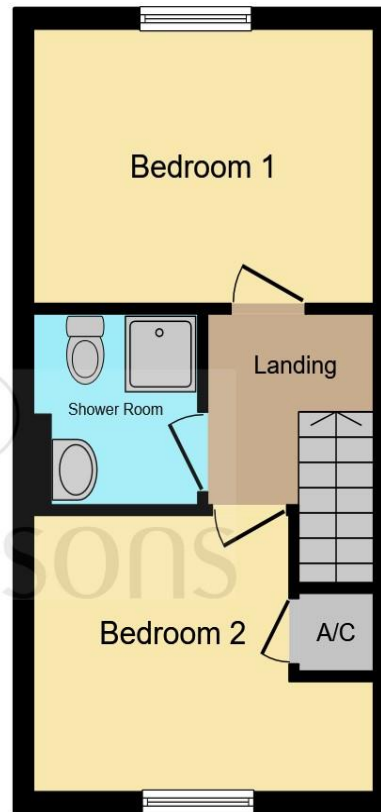
Colborne Close, Poole

****POTENTIAL INVESTMENT PROPERTY**** A well presented two bedroom terraced house situated in a quiet cul-de-sac of bairer park. The property is situated just yards from Poole Quay and the Town Centre. Further benefits include allocated parking & rear garden. No forward chain.





Ground Floor



First Floor

Total floor area 56.3 sq.m. (606 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lounge/ Dining Room

13' 3" x 11' 7" (4.04m x 3.53m)

Kitchen

11' 8" x 5' 9" (3.56m x 1.75m)

Bedroom 1

11' 10" x 8' 11" (3.61m x 2.72m)

Bedroom 2

8' 8" extending to 11' 10" x 9' 1" (2.64m extending to 3.61m x 2.77m)

Entrance Porch

Bathroom

welcome to

Colborne Close, Poole

- Terraced Property Close To Poole Quay & Old Town
- Potential Investment/Holiday Home
- Two Double Bedrooms
- Lounge/Dining Room
- Allocated Parking
- Low Maintenance Rear Garden
- Extremely Popular Baiter Park Location
- No Forward Chain

Tenure: Freehold EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PLE106807



Property Ref:
PLE106807 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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