



HEARNES

WHERE SERVICE COUNTS

**Market Close, Old Town
Poole, Dorset, BH15 1NQ**

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Freehold Price £425,000

Rarely available in Old Town Poole is this character 4 bedroom mid terrace home built in the 1880's and still retaining many character features which are blended with more modern styling. The home, set over 3 floors, has spacious accommodation to include a stunning kitchen/dining/family room, 2 further reception rooms, both with log burners, cloakroom, and utility room on the ground floor with 3 double bedrooms, ensuite and family bathroom on the first floor. The second floor has a loft room (approached via steep steps and without building regulation) and this is presently used as a bedroom. Outside is a low maintenance rear garden and on-street parking. Parking on the road outside is available via a parking permit. Internally the home is well presented and decorated with soft tones, in keeping with the period of the house.

- Spacious 4 bedroom mid terrace home built in the 1880's set in Old Town Poole
- Many character features to include wooden flooring, high ceilings, picture rails, original doors, bay windows
- Stunning kitchen/dining/day room offering a wonderful space in the heart of the home and leading to the garden
- Kitchen with an extensive range of units and fitted with a 5 ring gas hob, double oven and extractor, integrated dishwasher, and space for fridge/freezer. Separate utility room with central sink and plumbing/space for washing machine and tumble dryer
- 2 character reception rooms with log burners
- Master bedroom with en-suite bathroom
- 2 further double bedrooms on this floor along with fitted wardrobes
- Loft room (currently used as a bedroom, but approached via steep steps that do not meet building regulations)
- Main bathroom with corner bath, double shower, wash basin and W/C
- Mostly double glazed throughout
- Gas Central heating
- 30' x 20" low maintenance rear garden which enjoys the afternoon summer sun.
- Set within walking distance to the town centre
- On street parking via a parking permit



Market Close is situated in a fantastic location near lovely walks along the Quay and the harbourside through Poole Park and on towards Sandbanks, as well as easy walking to almost everything needed on a practical level. In Poole Town Centre there is a good range of shops including M&S, Boots and large supermarkets as well as the harbourside shops, cafes and bars. Poole Train Station is less than ½ mile away, and a level walk, with a current traveling time of two hours to London. Poole Quay offers a wide range of restaurants, bars, and shops, as well as boat excursions to Brownsea Island, Swanage and Wareham.

COUNCIL TAX BAND: D

EPC RATE: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

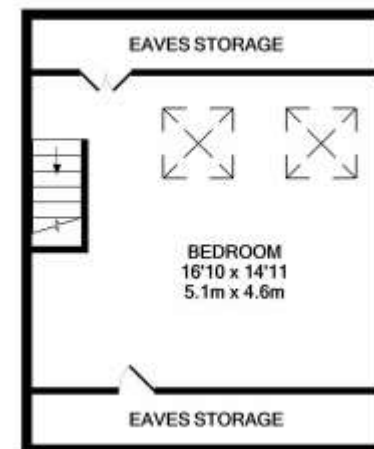




GROUND FLOOR
APPROX. FLOOR
AREA 821 SQ.FT.
(76.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1815 SQ.FT. (168.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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