

01202 683444

Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



9 Fishermans Wharf

Poole, Dorset, BH15 4AS

£250,000 Freehold



- Charming Grade II Listed Period Property
- Two Reception Rooms
- Off Road Parking Space
- Council Tax Band C
- Close Proximity to Poole Quay
- Three Double Bedrooms
- Courtyard Garden
- Well Proportioned Accommodation
- EPC Rating C
- NO ONWARD CHAIN

A well presented & most generously proportioned three double bedroom mid-terraced character property, ideally situated a few 100 yards away from Poole Quay with its array of bar's and eateries. Hamworthy beach and park with stunning views over the harbour are also a short stroll away.

The property benefits from open plan lounge/diner, modern kitchen & bathroom, a rear courtyard garden and an allocated off road parking space. Further features include UPVC double glazing to the rear aspect and gas central heating.

Offered with NO FORWARD CHAIN.



Front Porch 6'11" x 2'10" (2.11 x 0.88)

Street access via the part panel glazed wooden front door into the front porch. Tiled floor. An interconnecting part glazed panel wooden door leads into the hallway.

Hallway 16'9" x 5'0" (max) (5.12 x 1.53 (max))

A generous hallway area with with an under stairs storage cupboard. Tiled Floor. Radiator. Fixed ceiling light. Dual access to the living room/diner and the kitchen.

Living Room 13'3" x 12'6" (4.04 x 3.82)

A generously proportioned light living space. This versatile dual aspect open plan reception room benefits from dual hallway access. Wood laminating flooring. Period features. Fixed ceiling light and radiator. Partially frosted wooden windows to the front aspect.

Dining Room 11'7" x 10'10" (max) (3.55 x 3.32 (max))

Open plan configuration into the living room. Rear aspect UPVC. Wood laminate flooring. Fixed ceiling light, Radiator.

Kitchen 13'7" x 8'7" (4.16 x 2.64)

Spacious rear aspect kitchen with part glazed rear doors and window overlooking the rear garden. Ceiling spotlights, a comprehensive range of timber-faced wall cupboard and base units with contrasting work surfaces and tiled splashbacks. Gas hob with electric oven beneath and extractor over. Granite worktops & built-in sink with mixer taps. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Tiled flooring. Integrated Weissman boiler.

Landing

From the hallway, the staircase approaches the spacious gallery landing area featuring original period balustrading. The landing splits in direction approaching the rear aspect bedroom three, with further stairs leading up to the opposing main landing, accessing bedrooms one and two and the shower room. Loft access. Airing cupboard. Fixed ceiling light. Radiator. Carpet flooring.

Bedroom 1 12'4" x 9'1" (3.78 x 2.79)

Front aspect wooden glazed window. A generously sized double bedroom with fitted wardrobes. Wood laminate flooring. Radiator.

Bedroom 2 11'6" x 9'7" (3.53 x 2.93)

Rear aspect UPVC glazed. A good sized double bedroom. Fitted wardrobes and furniture. Wood laminate flooring. Fixed ceiling light. Radiator.

Bedroom 3 10'8" x 8'9" (3.26 x 2.67)

Rear aspect UPVC. A third double bedroom. Wood laminate flooring. Built-in storage cupboard. Fitted wardrobes and furniture. Radiator. Loft access.

Shower room 7'10" x 5'7" (2.39 x 1.71)

A well presented fully tiled shower room with a walk in double shower, pedestal sink below a wall mounted mirror and wc. Built-in bathroom storage cabinet. Heated towel rail. Fixed ceiling light. Extractor fan.

Outside

Approached via the parking area, convenient rear access to the kitchen is approached via the gated enclosed rear courtyard area.

Tenure

Freehold

Material: A traditional construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

EPC Rating C

Council Tax Band C

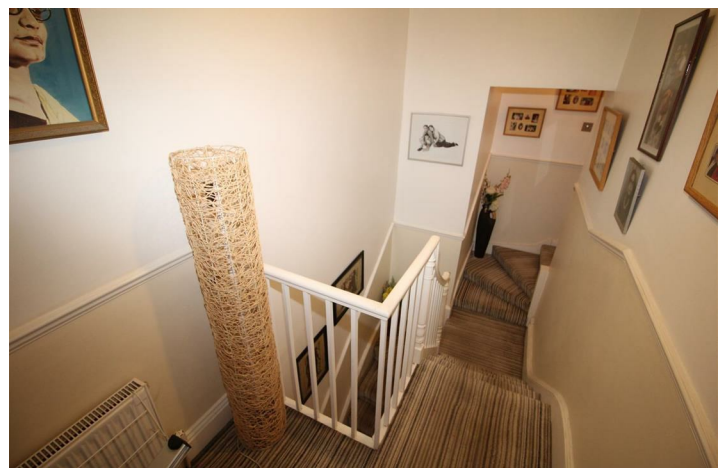
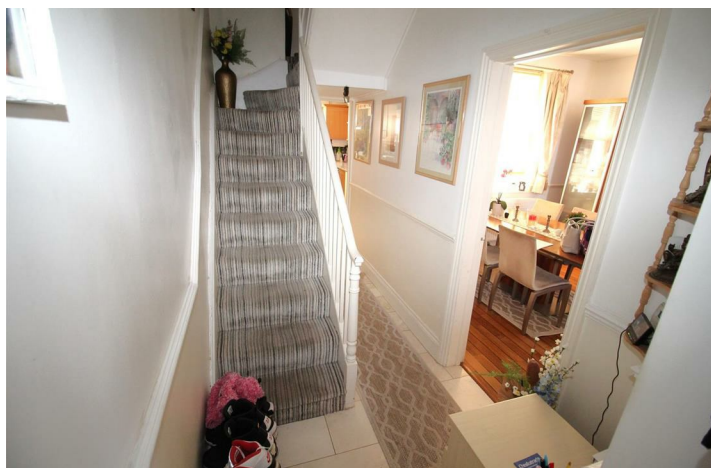
Broadband: Standard 10 Mbps 0.9 Mbps Good

Superfast 77 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 100 Mbps

Environment Agency Flood Risk: high risk of surface water flooding

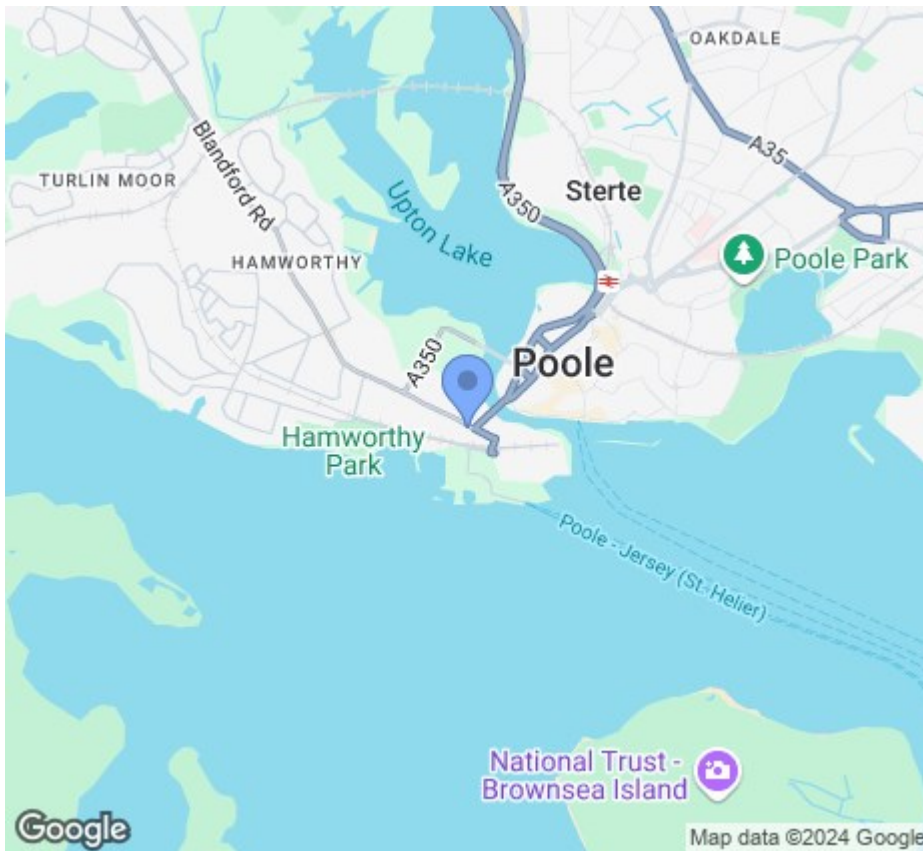
medium risk of flooding from rivers and the sea



GROUND & FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix CC204



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 73, Potential: 87
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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