

Connells

Waldren Close
Poole

Waldren Close
Poole BH15 1XR

for sale
£275,000







Property Description

Positioned in a convenient residential location, this two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, investors, or those seeking a property that is ready for immediate occupation. Offered to the market with no forward chain and vacant possession, the property allows for a straightforward and hassle-free purchase.

The accommodation comprises a comfortable living area, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from both front and rear gardens, providing outdoor space to enjoy throughout the year.

A particular feature of the home is the off-road parking, accessed via a car port, offering convenient and sheltered parking.

With the advantages of vacant possession, no onward chain, and practical outside space, this property presents an ideal opportunity for buyers looking to move quickly. Early viewing is highly recommended.

Cloakroom

WC, Wash hand basin, Radiator, Vinyl Flooring.

Lounge

Front aspect double glazing, radiator below, understairs cupboard, Radiator.

Kitchen

Vinyl flooring, radiator, cream wall and base units, rear aspect double glazing, rear aspect door to garden, wall mounted conventional boiler in cupboard, fridge freezer, oven and gas hob all built in, tiled over counter.

Landing

Heated emersion cylinder in airing cupboard, access to loft.

Bedroom 1

Front aspect double glazing, radiator below, built in mirrored wardrobe, overstairs storage cupboard.

Bedroom 2

Rear aspect double glazing, radiator below, built in mirrored wardrobe.

Bathroom

Tiled floor to ceiling, heated towel rail, WC, wash hand basin, bath with electric shower over, rear aspect double glazing.

Front Garden

Gated, Bushes and shrubs, concrete slabs to

front door.

Rear Garden

Patio, rear access gate, built in seating area, small shed.

Parking

Off Road Parking Via Allocated Car Port, additional spaces on the road.

Agents Notes

Tenure: Freehold

Sold with No Onward Chain.

Sold Vacant.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







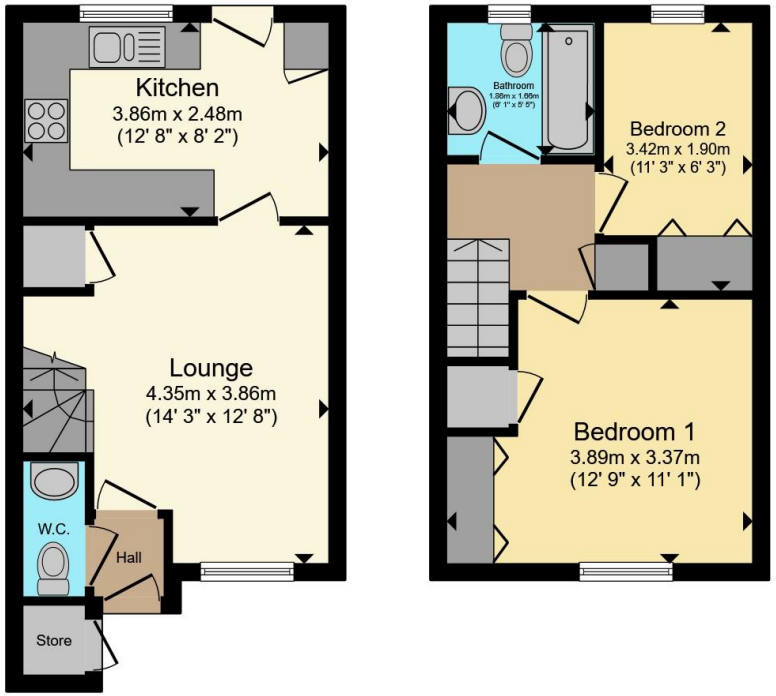












Ground Floor **First Floor**

Total floor area 55.2 m² (594 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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689 Wimborne Road
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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