



## 66 Skinner Street

, Poole, BH15 1RJ

**Offers in excess of £320,000**



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Located within walking distance of Poole Quay and the high street is this four bedroom, three storey town house. The property offers spacious accommodation throughout and is offered with no forward chain.

Entry to the property is on the ground floor via the porch which in turn leads in to the entrance hall. The porch has a small storage cupboard housing the meters. Off of the entrance hall is a cloakroom. The cloakroom has tiled walls and benefits from a WC and wash hand basin. From the entrance hall you can also access the integral garage. The garage has an up and over door, power and light. The kitchen/diner is located at the rear of the property with patio doors leading on to the private rear garden. The kitchen also benefits from a range of wall mounted and base level units with work surfaces over. There is space for appliances such as an oven & hob, washing machine and fridge/freezer. The kitchen also houses the gas combi boiler.

The first floor landing provides access to three rooms as well as a further staircase that leads to the second floor. The lounge is located at the rear of the first floor and overlooks the rear garden. To the front of the first floor is a double bedroom as well as the family bathroom. The bathroom benefits from fully tiled walls, a bath with shower over and glass shower screen, wash hand basin, WC and radiator as well as a frosted UPVC double glazed window to the front aspect.

The second floor landing provides access to all remaining rooms which include three bedrooms (one double and two singles) and a shower room.

The shower room has tiled walls and a corner shower cubicle. The shower room also provides access the loft via a hatch.

Externally the property benefits from a private rear garden. The garden is low maintenance with a slabbed patio area, raised sleeper beds and a small artificial lawn. The garden is enclosed via a wooden fence and there is a single gate providing access. To the front of the property there is a driveway providing off road parking.

The property is located in the BH15 area of Poole with the Quay, Poole and Baiter Parks, the Hospital, Bus Station, Train Station and other amenities just a short walk or drive away. For commuters, the train station connects to the direct line taking you to London Waterloo.

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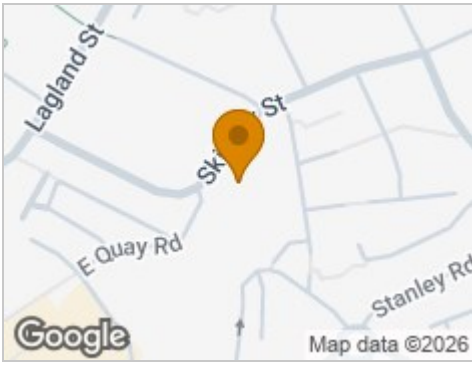
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## Road Map



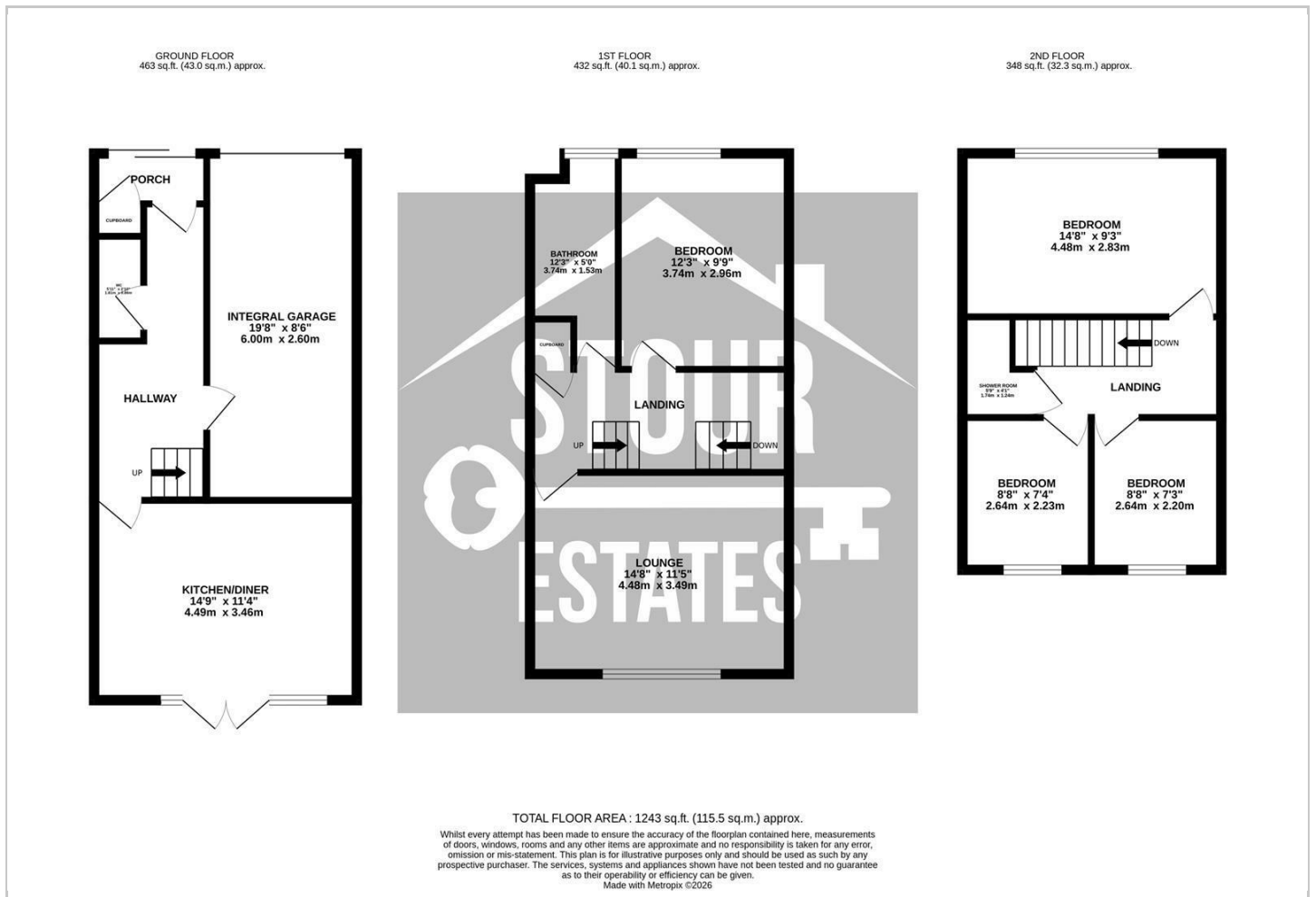
## Hybrid Map



## Terrain Map



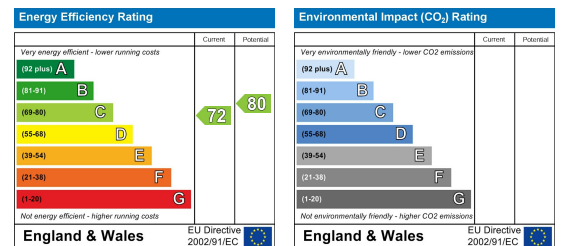
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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