

01202 683444

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

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**25 Market Street**

**Poole, BH15 1NB**

**£395,000 Freehold**





- Fully Renovated Character Property
- Secluded Rear Garden Terrace
- Located in the Heart of Poole Quay
- Double Glazed Throughout
- Ideal 2nd Home/Holiday Let Investment
- 2 Double Bedrooms
- Secure Gated Undercover Single Garage
- Well Proportioned Accommodation
- Recently Installed Glowworm Boiler
- No Onward Chain

A beautifully fully renovated two double bedroom character home situated in the heart of Poole Quay, just a short walk to Poole Harbour, Poole Town Centre and Poole Train Station.

The ground floor accommodation comprises an entrance porch with storage cupboard, a well proportioned living room which leads to the beautifully presented kitchen/diner to the rear of the property. The kitchen overlooks the rear garden terrace with french doors into the secluded garden. Steps lead down to the garage which is accessed via a security gate located at the rear of the property.

Stairs from the living room lead to the first floor landing with two double bedrooms and a stylishly designed family shower room.





### **Front Porch 4'3" x 3'10" (1.30 x 1.18)**

A partially glazed wooden front door accesses the front porch, leading into the living room via an inner partially glazed wooden door. Storage cupboard.

### **Living Room 18'3" x 12'5" (5.58 x 3.79)**

A bright, modern open plan space with wood laminate flooring and painted walls, period style radiators and a feature fireplace with electric fire. A spacious sitting area flowing seamlessly into the rear aspect kitchen with stairs also leading to the first floor. Inset spot lights.

### **Kitchen 12'5" x 9'10" (3.80 x 3.00)**

Recently fitted stylish white kitchen range of wall & base units with Corian effect worktops, wood laminated flooring and a range of appliances including NEFF Ceramic hob, electric oven with extractor hood, integrated fridge/freezer and Hotpoint dishwasher & washer dryer. 1'2 bowl white sink with chrome mixer tap sits below the rear aspect window overlooking the garden. Integrated & recently installed Glow worm boiler. Inset spot lights, Period style radiator and french doors leading to the garden terrace.

### **Bedroom 1 12'3" x 9'11" (3.74 x 3.03)**

A beautifully presented front aspect first floor double-bedroom with dual windows and period style radiators below. Grey carpet flooring & pendant light fitting,

### **Bedroom 2 12'4" x 10'0" (3.78 x 3.06)**

A generously sized rear aspect first floor double-bedroom with dual windows and period style radiators below. Grey carpet flooring & pendant light fitting,

### **Shower room 7'11" x 4'4" (2.42 x 1.34)**

A stylishly designed family shower room with a double shower cubicle with a glazed door, chrome controls and a built in recessed shelf. Chrome heated towel radiator. Partially tiled walls and featured tiled flooring. Contemporary vanity unit sink with wall-mounted

mirror over, a concealed cistern low level WC. Recessed ceiling spotlights. Extractor fan.

### **Outside**

A superb fully decked south facing walled garden terrace, ideal for alfresco dining. Steps down provide direct access to the secure gated access garage and storage cupboard.

### **Garage 17'10" x 8'2" (5.45 x 2.50)**

A single garage with an electric reclining door separates the garage from the gated secured communal garage. Locked door access leads past a brick built storage cupboard .

### **Tenure**

Freehold

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

Council Tax Band D £2050.38 (2024)

EPC Rating C

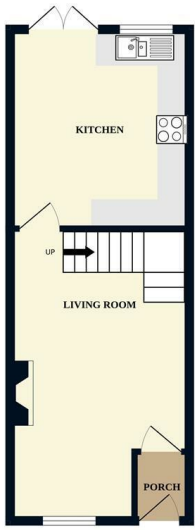
Environment Agency Flood Risk: very low risk of surface water flooding  
very low risk of flooding from rivers and the sea

Broadband: Standard 14 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 100 Mbps



GROUND FLOOR

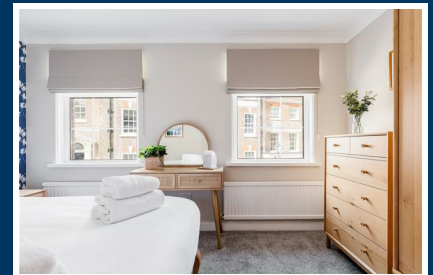
1ST FLOOR



# Quay

LIVING

Measurements are approximate. Not to scale. Illustrative purposes only.  
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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Very energy efficient - lower running costs | Current: 88             |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   | 69                      |
| (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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