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BARBERS WHARF,

POOLE, BH15 1ZB



BARBERS WHARF

- 4 BED TOWNHOUSE
- PRIVATE COURTYARD
- SUPERB STANDARD OF LIVING
- STUNNING FITTED KITCHEN
- BEAUTIFUL BATHROOM
- BEAUTIFUL GATED DEVELOPMENT
- BALCONY
- 2 MINUTES WALK FROM RESTAURANTS/BARS
- EXCELLENT LOCATION

Edwards are delighted to welcome this 4-bedroom townhouse to the market in the beautiful gated development - Barbers Wharf on Poole Quay.

GROUND FLOOR:

ENTRANCE HALL- When entering the property, you are welcomed into a large hallway, housing a storage cupboard, a wall mounted security entry phone and WC.

RECEPTION ROOM/FOURTH BEDROOM- Just before approaching the stairs on the left is another reception room, which is ideal as snug or an additional bedroom, which opens onto a courtyard.

FIRST FLOOR:

LOUNGE/DINING ROOM- A large lounge with French doors opening onto a Juliet balcony, beautiful traditional fire place and window looking over the well-kept communal gardens. This room could also accommodate a dining table.

KITCHEN/DINER- A high specification fitted kitchen with a range of base cupboard and wall units with cream doors, oven, gas hob and extractor. Good size open-plan dining room which leads from kitchen through archway.

SECOND FLOOR:



MASTER BEDROOM and EN-SUITE- A good-sized double bedroom complete with fitted wardrobes, over bed storage and space for a dressing table. Modern fitted en-suite with shower, WC and basin.

BEDROOM TWO- Bright and airy second bedroom complete with a double fitted wardrobes.

BEDROOM THREE/DRESSING ROOM- This room is currently being used as a dressing room with built in wardrobes with sliding mirror doors but an ideal space for third bedroom.

BATHROOM- A good-sized bathroom with a wc, basin with storage cupboards, a bath with shower over and a vanity mirror

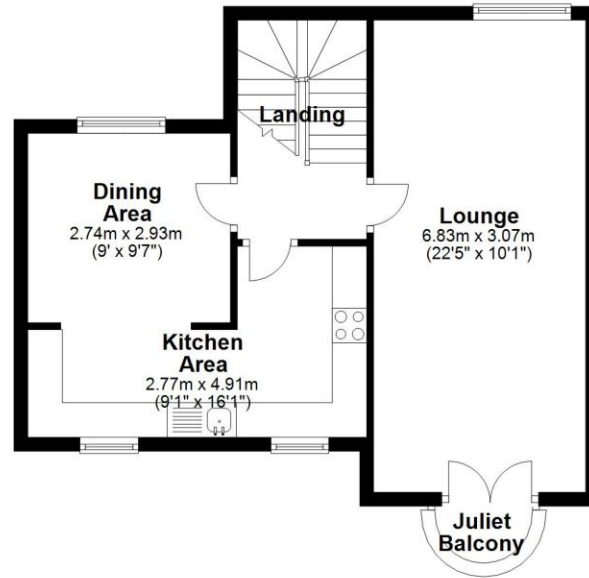
is fitted above the basin complete with light.

EPC RATING- C

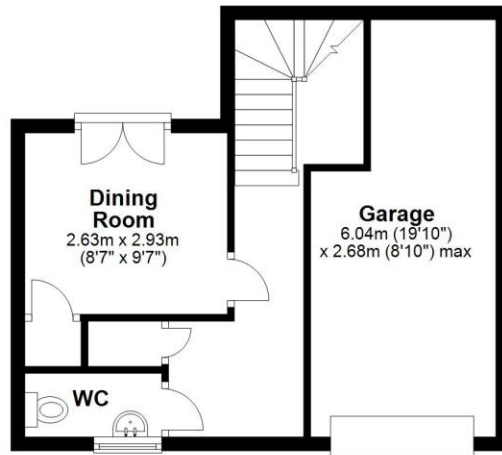
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



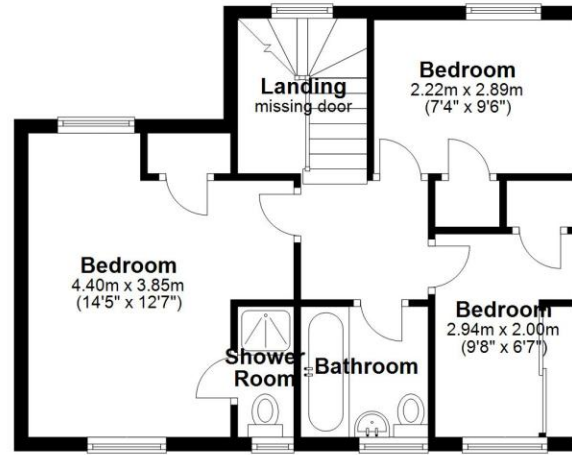
First Floor



Ground Floor



Second Floor



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Plan produced using PlanUp.

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