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**BARBERS WHARF, POOLE QUAY,**

**DORSET, BH15 1ZB**



# BARBERS WHARF

- **SUBSTANTIAL FOUR BEDROOM TOWNHOUSE**
- **LOUNGE DINER & DINING ROOM**
- **STUNNING FITTED KITCHEN**
- **BALCONY & PRIVATE COURTYARD**
- **EXCLUSIVE PRIVATE GATED DEVELOPMENT**
- **TWO MINUTES WALK FROM RESTAURANTS/BARS**

Edwards are delighted to welcome this Four-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 court yard.

## 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 room table.

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

## 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.

## OUTSIDE:

Barbers Wharf is a well-maintained and traditionally-styled development. The communal parts are immaculately kept, with an attractive courtyard garden area and cobbled driveways with electric gates for security.

EPC- C

**GUIDE PRICE: £475,000**

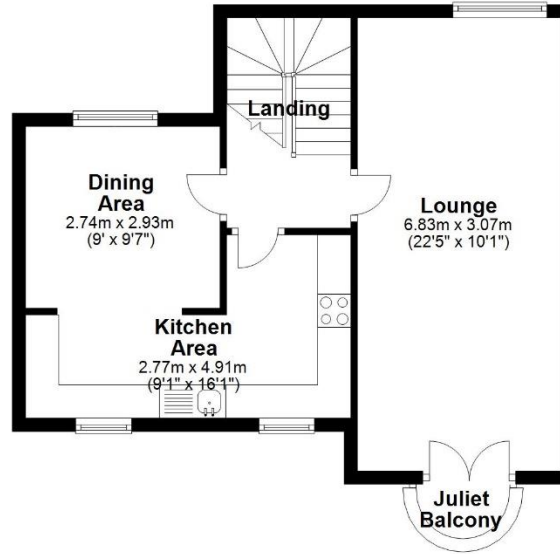


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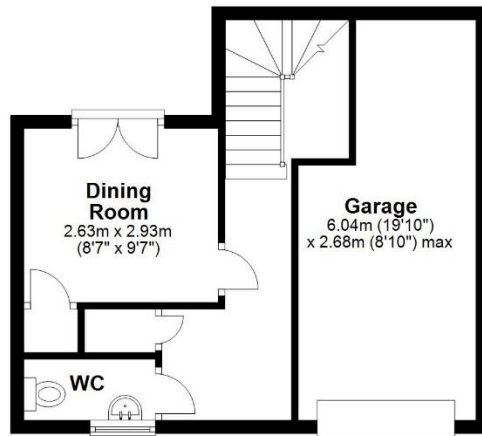
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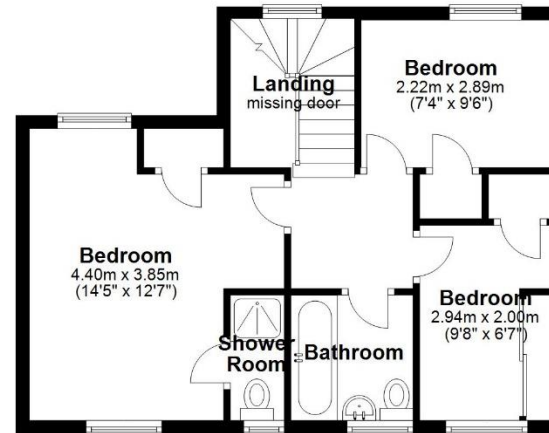
**First Floor**



**Ground Floor**



**Second Floor**



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

**Lower Parkstone Office**

34 Station Road, Parkstone, Poole, Dorset, BH14 8UD • [www.edwardstates.com](http://www.edwardstates.com)

01202 744944 • [lowerparkstone@edwardstates.com](mailto:lowerparkstone@edwardstates.com)