

*Local expertise with powerful national marketing*

**EDWARDS**  
ESTATE AGENTS



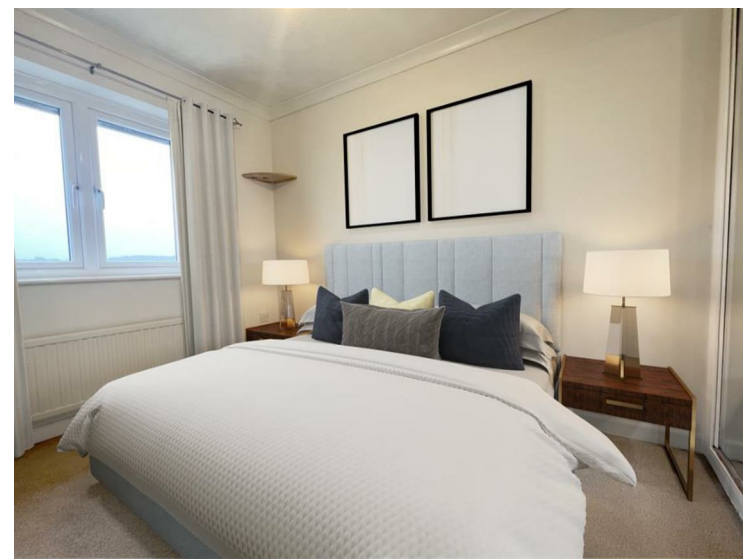
**WALDREN CLOSE**

POOLE, BH15 1XR



# GUIDE PRICE- £300,000 TO £310,000

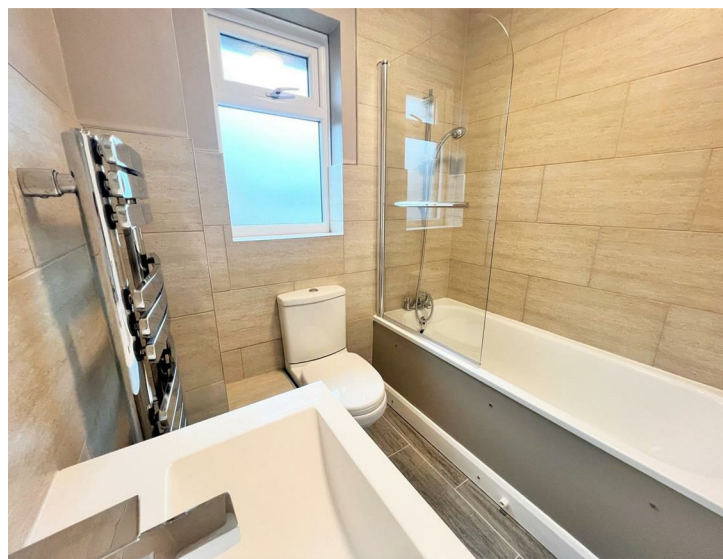
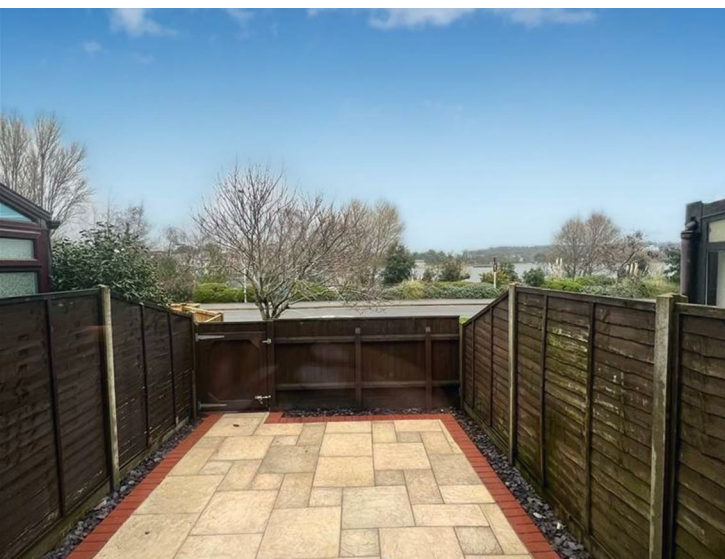
- Superb Rear Views
- Two Double Bedrooms
- Allocated Parking
- Double Glazing
- Rear Patio Garden With Views Over Poole Park
- Popular Location
- Walking Distance Poole Quay and Poole Town Centre
- Easy Assessable Transport Links



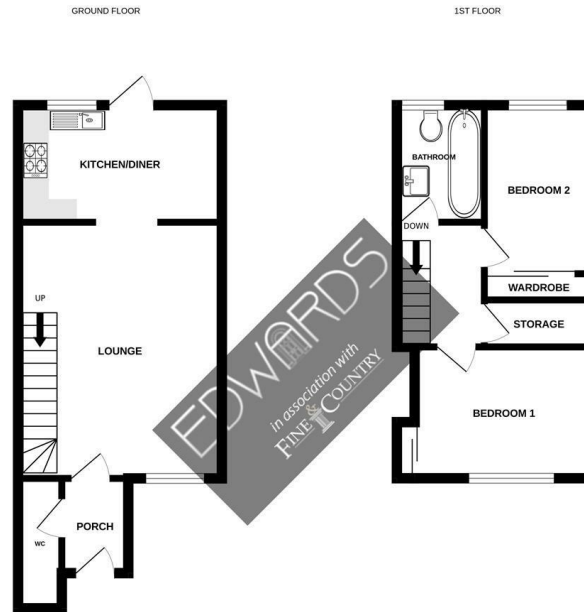
When entering the property, you are welcomed into an open plan cloakroom area leading into the lounge. Following through you enter into the modern kitchen/diner offering grey gloss finished units, black work tops, build in hob and oven. External door from the kitchen leads to low maintenance patio garden.

When heading upstairs you are welcome on to the landing, and just in front is the modern family bathroom with white three piece suite and shower over bath. Just across from the bathroom is the spacious master bedroom with ample storage, modern décor, built-in wardrobe and a window over looking the front aspect. Just across the hall is the second bedroom which also offers built-in wardrobes, modern décor and window with views over Poole Park.

Both Poole Quay and Town centre are in close proximity with the many café, bars, restaurants and shops available. For commuting, road and rail links are easily accessible with Poole train and bus stations approximately half a mile away.



# Local expertise with powerful national marketing



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and all other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or efficiency at the time of sale.

## Lower Parkstone Office

34 Station Road, Parkstone, Poole, Dorset, BH14 8UD • [www.edwardestates.com](http://www.edwardestates.com)  
01202 744944

EDWARDS  
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.