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Labrador Drive, Baiter Park,  
Poole, Dorset, BH15 1UX



# Labrador Drive, Baiter Park, Poole, Dorset, BH15 1UX

## FREEHOLD GUIDE PRICE £300,000 - £310,000

An attractive and well presented 2 double bedroom mid terrace home with westerly facing courtyard garden, separate kitchen, open plan lounge/dining room, conservatory, parking bay and set within a few hundred yards of the harbour. Sold with no forward chain, the home enjoys an enviable position with the water just at the end of the road. Ideal as an Air BnB, investment for rental, or as a home to live in.

- Two double bedroom mid terrace home set in a highly desirable location in Baiter Park, moments from the water
- Separate kitchen and open plan living/dining area with doors out to a conservatory and garden beyond
- Modern kitchen in a range of white units with work tops fitted over and complimentary tiles. Integrated oven, hob, extractor, white appliances to include a freestanding fridge/freezer, slimline dishwasher and washing machine
- Conservatory leading to the garden
- First floor bedroom fitted with wardrobes to one wall, and further bedroom with built in double wardrobe
- Modern shower room, wc and wash basin inset into a vanity unit (a bath could be added if desired)
- Gas central heating, double glazed windows throughout
- Outside paved, westerly facing courtyard garden having a rear gate leading to the parking area. Attractive front garden enclosed by a picket fence
- Parking bay (number 59) found at the rear, with further visitor parking on the road in front of the home free from 4pm-10am. Permit parking available at a charge of approximately £60 per year
- Air BnB possibility with peak season rates being approximately £650-£700 per week. Long term letting rates being approximately £1200 per month
- Insulated loft and water meter fitted
- No forward chain
- Approximately 45 second walk to the harbourside (that's how long it took the agent!)

Set in a very convenient location being a few hundred yards to the harbourside the property is within a short walk of Poole Town Centre and the train station which are approximately half a mile away as is Poole Quay. Poole Park and Whitecliff are also within half a mile, ideal for walking and enjoying the coastal scenery.

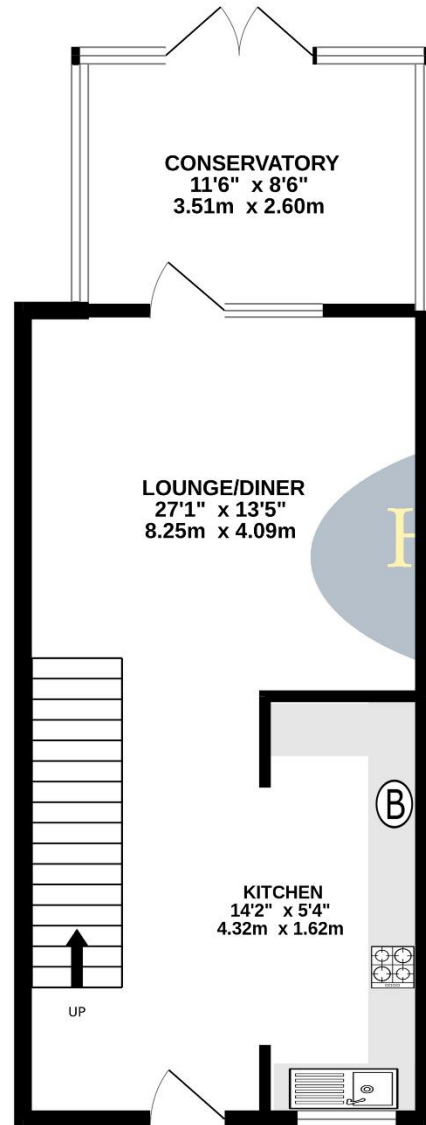
COUNCIL TAX BAND: C

EPC RATING: C

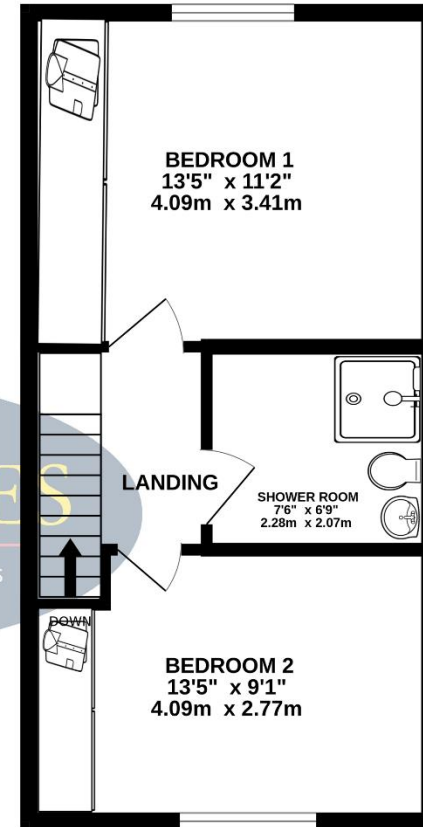
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



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TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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