

**97 Labrador Drive, Baiter Park,
Poole, Dorset, BH15 1UY**



HEARNES

WHERE SERVICE COUNTS

97 Labrador Drive, Baiter Park, Poole, Dorset, BH15 1UY

FREEHOLD PRICE £500,000

First time to the market since it was bought off plan as a holiday home in 1989. The owners have loved this property and say it is possibly the best location and house in the whole of Baiter Park! Where else could you enjoy such stunning 180-degree waterside and harbour views from your entrance porch, first floor and bedroom? This 3 bedroom townhouse is set over 3 floors and offers breathtaking views from the front facing rooms. The home enjoys a lounge/dining room and excellent size south facing balcony, that was built on by the current owners, to enjoy the view and the aspect. It further offers a semi open plan kitchen with fitted appliances, ground floor utility room and shower room, ground floor bedroom and 2 second floor bedrooms with a family bathroom. Outside is a patio garden, garage and off-road parking bay. The home is sold vacant with no forward chain.

- Possibly the best location in Baiter Park!
- First time to the market since built in 1989
- Stunning views of Baiter Park and the harbour beyond
- 3 bedroom townhouse set over 3 floors
- First floor kitchen with integrated appliances to include double oven, 4 ring gas hob, extractor, dishwasher, space for fridge/freezer and large arch opening into the lounge/dining room
- Balcony with 180 degree views over the park and harbour
- Ground floor bedroom, utility room and shower room
- 2 second floor bedrooms with a family bathroom
- Garage and large parking bay
- Enclosed courtyard rear garden
- Sold vacant with no forward chain
- Must be viewed!

Set in Baiter Harbourside Park, it is incredibly convenient being a short walk to Poole Quay and the Historic Old Town as well as the shops in the town centre. In the opposite direction is another short walk to Poole Park and on to Whitecliff Park both offering excellent amenities and leisure facilities for all. This property really must be viewed to be fully appreciated.

COUNCIL TAX BAND: C

EPC RATE: C

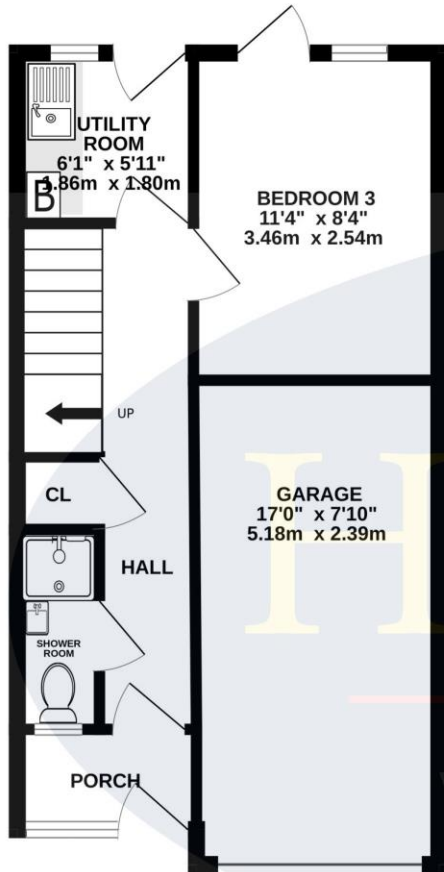
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



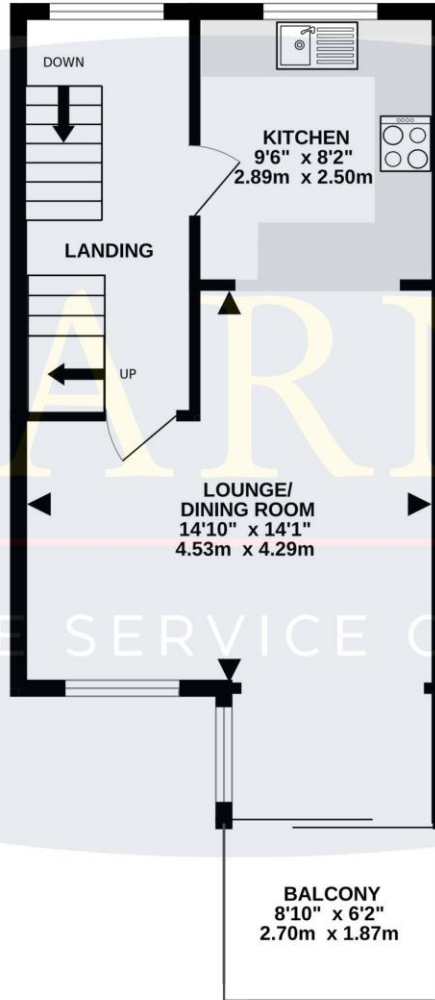


TOTAL FLOOR AREA : 1168 sq.ft. (108.6 sq.m.) approx.

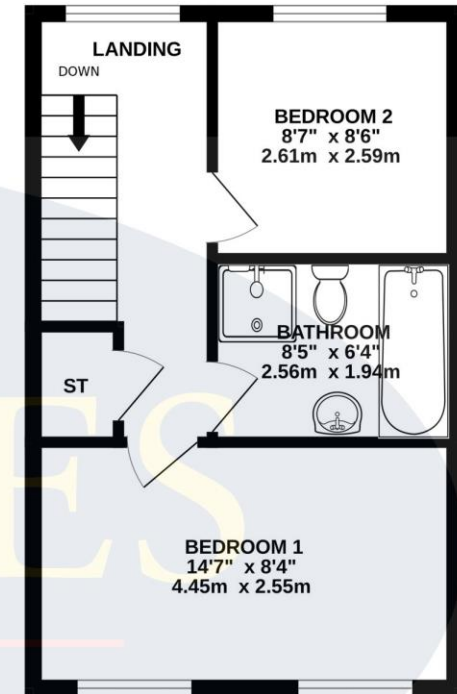
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.7 sq.m.) approx.







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