

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



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WHERE SERVICE COUNTS

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FREEHOLD PRICE £375,000

Fabulous 180 degree waterside and harbour views from this 2 double bedroom, terrace home with balcony, 2 parking spaces and sold vacant with no forward chain. There are few places in the Dorset that offer such affordable living with this outstanding view! The views extend all over the coastline, out to Brownsea Island and around to Sandbanks. This is one home not to be missed. The property has been used as a second home and been enjoyed as a place to kick back, relax and enjoy this unspoilt, natural coastline. The home further offers an entrance porch, good size kitchen, conservatory, bedroom two with fitted wardrobes and a main bedroom with balcony (currently used as a second lounge). There is a small enclosed rear garden, one parking space to the front and an allocated parking bay (marked 98) to the rear.



- Rarely available 2 double bedroom property in Baiter Park
- Stunning direct water views over Poole Harbour, Baiter Park and Brownsea Island
- Master bedroom with balcony and views over the Harbour
- Remote control canopy to cover the balcony
- Bedroom two with fitted wardrobes
- Ground floor lounge leading to the kitchen
- Fitted kitchen with plenty of storage and worktops over to form a breakfast bar. Fitted oven, 4 ring gas hob, extractor, and washing machine
- Rear low maintenance private courtyard garden
- Two allocated parking bays, one to the front and one the rear of the property (marked 98)
- Easy walking distance to Poole Quay, Poole Town Centre and Whitecliff Park
- No forward chain
- Available with vacant possession



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

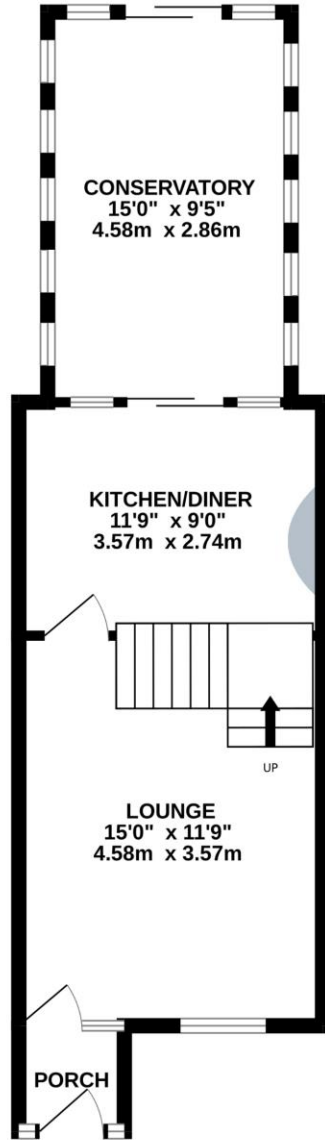
EPC RATE: C



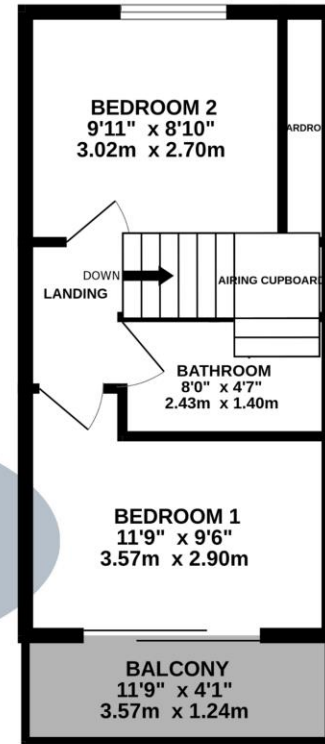
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



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TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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