



3 Ballard Road, Poole Quay, Poole, Dorset BH15 1RA

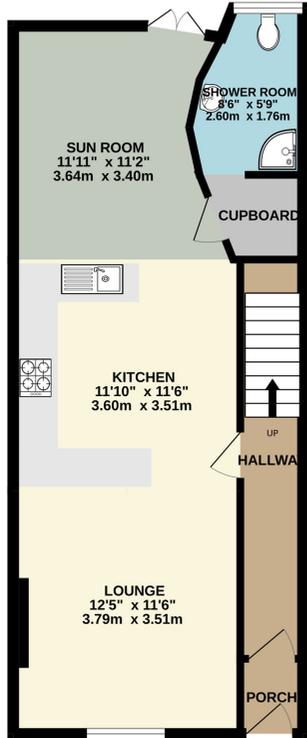
£425,000 Freehold

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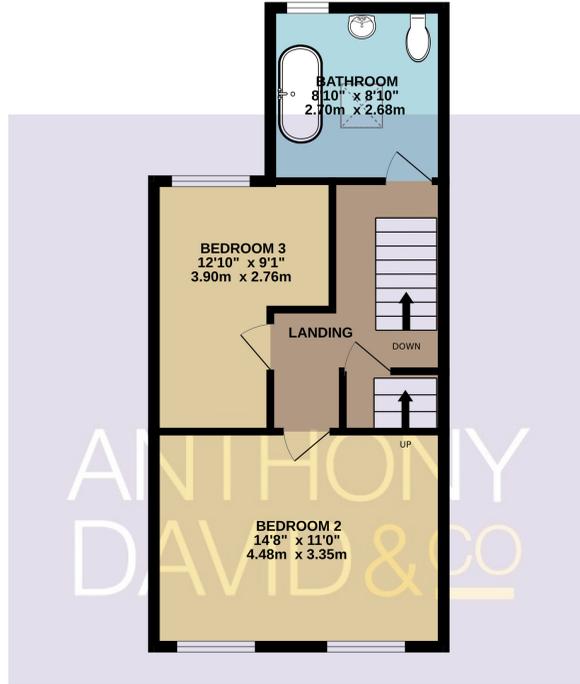
**** UNINTERRUPTED FAR REACHING HARBOUR VIEWS **** This elegantly presented three double bedroom mid terrace is idyllically located in this enviable front line location of Poole Quay just moments from the waters edge. Poole Town centre with its array of shopping facilities and central transport links is also a short stroll away. This stylish property offers over 1200 sq ft of living space set over three floors and viewing is imperative to not only appreciate the stunning surroundings but also the accommodation on offer, which comprises: lounge, fitted kitchen, sun room, luxury downstairs shower room, two bedrooms and elegant bathroom to the first floor and master bedroom with balcony offering views over the harbour on the second floor. Externally the property boasts a beautifully tended garden with feature circular seating area, pebbled area with path to a sun deck. Further features of this exceptional home include: feature fireplace to lounge, roll-top bath, gas central heating and double glazing. NO FORWARD CHAIN.

**ANTHONY
DAVID & CO**

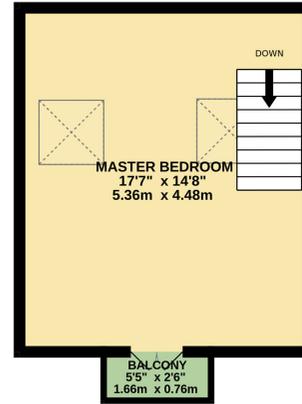
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



Entrance Hall Doors to

Lounge 12' 5" x 11' 6" (3.78m x 3.51m)

Kitchen 11' 10" x 11' 6" (3.61m x 3.51m)

Sun Room 11' 11" x 11' 2" (3.63m x 3.40m)

Shower Room 8' 6" x 5' 9" (2.59m x 1.75m)

Landing Doors to

Bedroom Two 14' 8" x 11' 0" (4.47m x 3.35m)

Bedroom Three 12' 10" x 9' 1" (3.91m x 2.77m) max

Bathroom 8' 10" x 8' 10" (2.69m x 2.69m)

Stairs to

Master Bedroom 17' 7" x 14' 8" (5.36m x 4.47m)

Balcony 5' 5" x 2' 6" (1.65m x 0.76m)

Garden Enclosed

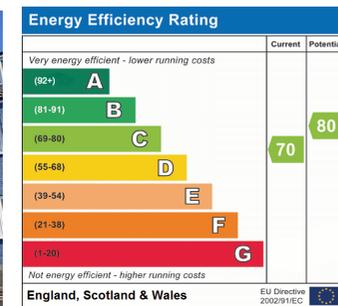
Parking Permit

Council Tax Band D

TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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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