



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

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FREEHOLD PRICE £490,000

A beautifully presented and updated 3 bedroom, 2 shower room, 2 story house set with fabulous views over Baiter Park and the harbour. The owners have updated the property throughout and have a fabulous lounge/dining kitchen area with balcony and stunning 180-degree views. It has a first floor shower room/utility room, along with a ground floor shower room which services the 3 bedrooms. Internally there is a modern kitchen fitted with Miele appliances, wood effect flooring, modern décor, gas central heating and double glazing. Outside is a patio garden, 2 off-road parking bays (marked 102). The home is sold vacant with no forward chain.

- Possibly one of the best locations in Baiter Park!
- Stunning views of Baiter Park and the harbour beyond
- 3 bedroom terraced house with the first floor enjoying the living accommodation to take advantage of the views
- All updated throughout with modern décor, wood effect flooring, gas central heating and double glazing
- Stunning open plan lounge/dining/kitchen with wonderful views
- Kitchen in a range of contrasting units work tops over and fitted with oven, microwave, 4 ring gas hob, Miele dishwasher and fridge/freezer
- South facing balcony with 180 degree views over the park and harbour
- First floor shower room with space and plumbing for washing machine
- Ground floor modern shower room
- 2 parking bays, allocated behind the property (marked 102)
- 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: D

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.



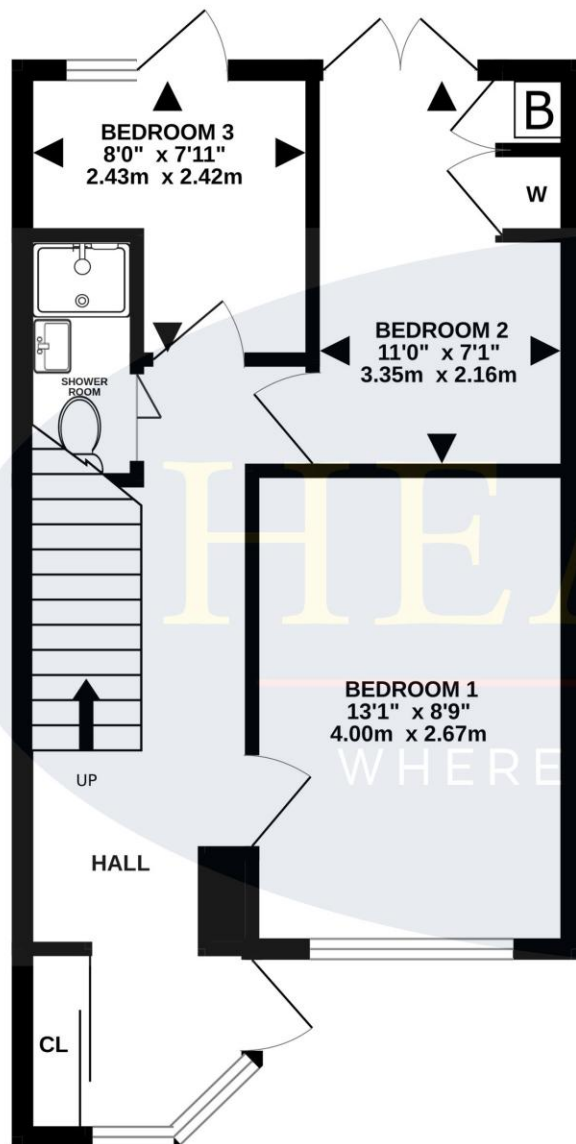


INCLUDING BALCONY

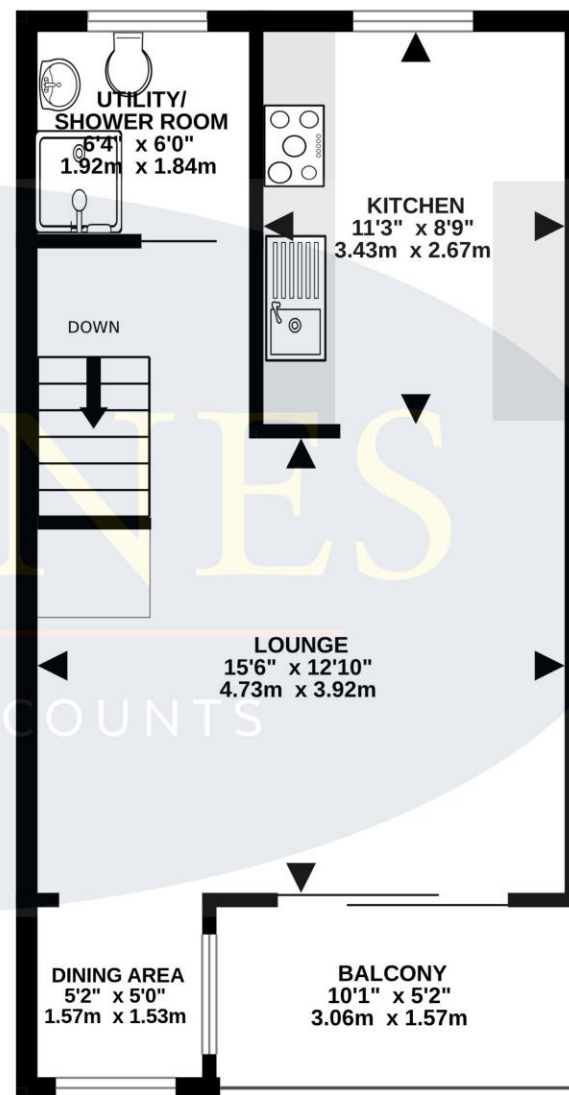
TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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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GROUND FLOOR
201 sq.ft. (18.7 sq.m.) approx.



1ST FLOOR
139 sq.ft. (12.8 sq.m.) approx.





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