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Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG

www.quayliving.co.uk



103 Labrador Drive

Poole, Dorset, BH15 1UY

£500,000 Freehold



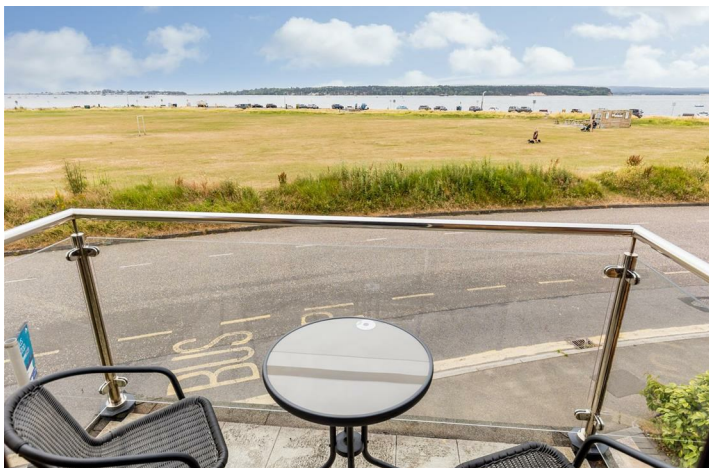
- Front Line Location on Baiter Park
- 2 Double Bedrooms / 3rd Single Room
- Balcony with Direct Sea Views
- 2 Allocated Parking Spaces
- EPC C & Council Tax Band D
- Stunning Panoramic Waterfront Views
- Spacious Open plan Living Room / Diner
- Courtyard Garden
- Well Presented Throughout
- No Onward Chain

A delightful and spacious three bedroom end-of-terrace town house set over two floors, offering spectacular views from Sandbanks to Poole Quayside and just a few hundred yards from Poole Harbour and Poole Town Centre.

The property is well presented inside & out, leading into the living room/diner & ground floor w.c from the hallway. The ground floor is light & spacious with front windows providing sea front views and the kitchen to the rear leading out towards the garden terrace which enjoys the morning sunshine.

The First floor provide three bedrooms, two doubles and a single, which leads onto the water front balcony, with the first floor shower room to the rear aspect.

The front garden is landscaped approaching the front door with a secluded rear courtyard providing gated access to the two parking spaces.



Hallway

UPVC part glazed door leads into the dual aspect hallway. Door to the living room. Stairs to the first floor. Grey wood effect laminate flooring. Inset spot lights. Radiator.

Living Room 13'2" x 12'2" (4.03 x 3.72)

The front aspect ground floor living room is light and spacious, enjoying the sensational front aspect water views, leading through to the dining area, W.C and separate kitchen. Grey wood effect laminate floor. Under stairs storage cupboard. Radiator.

Dining Area 10'9" x 7'6" (3.30 x 2.30)

Rear aspect. UPVC glazed door leads to the rear garden courtyard. The dining area flows into the kitchen and also the W.C. Grey wood effect laminate flooring. Inset spot lights. Radiator.

W.C

Conveniently accessed via the dining area. Grey wood effect laminate flooring. W.C. Pedestal sink. Inset spot lights.

Kitchen 7'11" x 7'7" (2.43 x 2.32)

Rear aspect UPVC. A contemporary grey fitted kitchen with fitted appliances, including an induction hob beneath a extractor stainless steel canopy. Electric oven, integrated slimline dishwasher, space for a full-height fridge/freezer. Space for a washer dryer. A range of flat-fronted grey base cupboard & wall storage units. 1 1/2 bowl stainless steel sink and drainer with chrome mixer taps. Tiled splash back. Grey wood effect laminate flooring. Inset spot lights.

Landing

Side aspect UPVC with far reaching water views. Airing Cupboard. Loft access. Pendant light. Grey carpet flooring.

Bedroom 1 15'3" x 12'9" (4.67 x 3.89)

A light and spacious front aspect master bedroom with UPVC windows and stunning Brownsea Island & beyond water front views. Grey Carpet flooring. Radiator. Pendant light.

Bedroom 2 11'3" x 8'11" (3.44 x 2.72)

A generously sized rear aspect second UPVC double bedroom. Grey Carpet laid. Pendant light. Radiator.

Bedroom 3 12'9" x 6'4" (3.89 x 1.95)

A front aspect single bedroom with UPVC glazed door leading

out to the balcony and direct water front views. Built-in single cabin bed platform. Grey Carpet flooring. Radiator. Pendant light.

Balcony

A superb front line first floor balcony which provides stunning views over Baiter Park and Poole Harbour access via Bedroom 3.

Shower room 6'4" x 6'1" (1.95 x 1.86)

Rear aspect UPVC frosted glazed. Glazed corner shower cubicle, wall mounted WC and vanity unit sink. Fully tiled walls. 'Slimboy' stainless steel radiator. Inset spot lights.

Outside

A patio laid front garden area approaches the front door. The rear garden courtyard is fully enclosed with a gated access to the two allocated parking spaces.

Tenure

Freehold

Material: A traditional timber framed construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.

EPC Rating C

Council Tax Band Estimated D

Council Tax Band D - £2050.38 (2024)

Environment Agency Flood Risk : very low risk of surface water flooding

very low risk of flooding from rivers and the sea

Broadband :

Standard 14 Mbps 1 Mbps Good

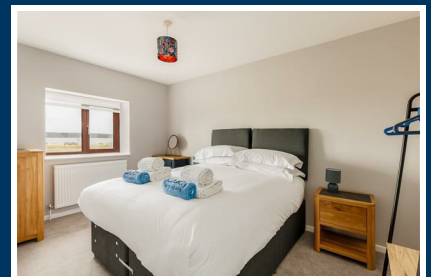
Superfast 79 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 220 Mbps





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12/2024



| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | 89 |
| (81-91) B | | 74 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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