

01202 683444

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

www.quayliving.co.uk



Ballard Road, Poole

Poole, BH15 1RA

£399,950 Freehold



- Charming Mid-Terraced Character Cottage
- Three storeys
- Downstairs Utility/Cloakroom
- GCH and UPVC double glazing
- Council Tax Band D
- Waterfront views of Poole Quay
- Three Double Bedrooms
- Enclosed Rear Courtyard Garden
- EPC Rating D
- No Onward Chain

A charming, three-bedroom three-storey fisherman's cottage, located opposite Poole Quay in a glorious waterside position. Located just a short stroll to top-class eateries and moments from the delightful open spaces of Harbourside Park. The Lighthouse Theatre, Dolphin Shopping Centre and Poole Mainline Train Station are all within comfortable walking distance.

Perfectly placed to enjoy wonderful harbour views towards Brownsea Island, this delightful property oozes character and has been sympathetically upgraded to offer a wonderful permanent home or a fabulous holiday bolthole. This is a chain-free property, attractively priced and recommended for early viewing.



Entrance Porch 3'5" x 28'5" (1.06 x .87)

UPVC front door into entrance vestibule. Inner door opening into living room. Tiled floor, ceiling light.

Living Room/Diner 23'3" x 13'8" (7.09 x 4.17)

A charming, front aspect open-plan living room / diner with quayside views & plantation shutters. Feature brick fire surround with tiled hearth, built-in corner shelving & broad plank timber flooring. Dining area with half-glazed hardwood stable door leading out to the rear courtyard garden. Recessed ceiling spotlights, radiators. Archway through to kitchen.

Kitchen 9'5" x 5'10" (2.89 x 1.80)

A side aspect galley-style cottage kitchen with a comprehensive range of base cupboard and glazed feature wall units with contrasting hardwood work surfaces and a tiled splashback. Side aspect UPVC window. Electric double oven with extractor hood over. Built-in 1.5-bowl stainless steel sink with mixer tap. Space for a full-height fridge/freezer & dishwasher. Feature quarry-tiled flooring. Recessed spot lights. Door to:-

Utility 7'7" x 5'10" (2.33 x 1.80)

Side aspect UPVC window. Wall-mounted Worcester gas central heating boiler. Painted base units with contrasting hardwood work surfaces and tiled splashback. Integrated washer/dryer. Pedestal sink with spotlights and mirror over. Low level WC. Quarry-tiled floor. Recessed spot lighting. Radiator.

First Floor Landing

Providing access to bedrooms 2 and 3, and the family bathroom. Stairs to the second floor. Character wood-panelled wall. Carpeted floor. Radiator. Pendant light fitting.

Family Bathroom 9'8" x 7'6" (2.97 x 2.30)

Family bathroom with UPVC frosted rear aspect window. White suite with the benefit of a separate bath and a spacious double walk-in glazed shower with chrome riser rail and mixer taps. Pedestal sink with mirror over and push-button WC. Marble-effect ceramic tiled floor with partially tiled walls. Inset spot lights. Radiator.

Bedroom 2 13'8" x 10'11" (4.18 x 3.33)

Front aspect UPVC window. A light and spacious first floor

double bedroom with delightful harbour views. Fitted carpet, radiator, pendant light fitting.

Bedroom 3 12'0" x 8'6" (3.66 x 2.61)

Rear aspect UPVC window. Double bedroom with feature wood panelled wall, fitted carpet, radiator, pendant light fitting.

Second floor landing

Half landing with door to handy eaves storage. Fitted stair carpet. Pendant light fitting.

Master Bedroom 15'0" x 12'9" (max) (4.59 x 3.91 (max))

A generously-sized partially wood panelled 'L' shaped master bedroom situated on the second floor, commanding sensational elevated harbour views. Fitted carpet. Pendant light fitting. Radiator. Access to loft & eaves storage.

Outside

Attractively paved courtyard patio garden with brick-built raised beds. Rear pedestrian gated access. Block-built shed. Please note, the property has a right of way over a shared rear accessway which previously gave vehicular access to the rear courtyard. The current owner chose to create a larger courtyard garden and to use on-street permit parking, but any buyer would have the option to reinstate the private parking if they chose.

Tenure

Freehold

Council Tax Band D

EPC Rating D

Broadband : Standard 15 Mbps 1 Mbps Good
Superfast 77 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

Environment Agency Flood Risk:
Very low risk of surface level flooding
Low risk of sea flooding

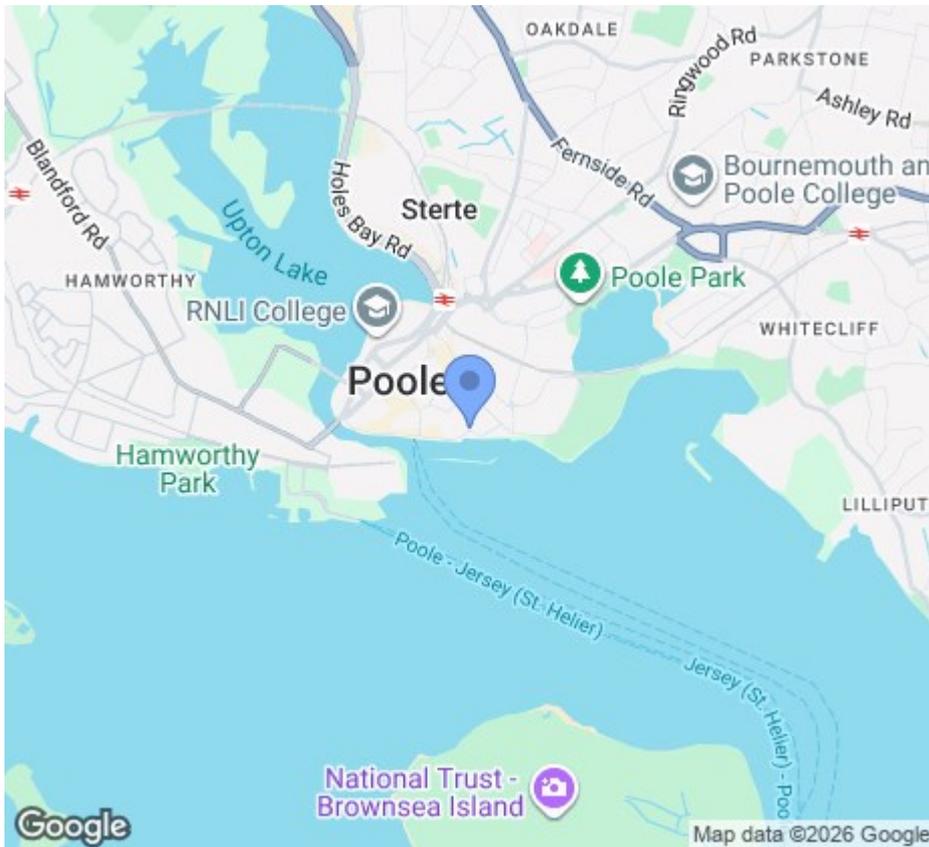
Material Description: A traditional brick construction with timber floors, brick elevations and predominantly pitched, tiled roofs.





Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix C2025

Quay
LIVING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	58
		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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