

**58 Labrador Drive, Baiter Park, Poole,
BH15 1UX**

**£279,950
Freehold**



Ideal first time buy or buy to let opportunity. A two bedroom semi-detached house quietly situated in a small cul de sac within a few minutes walk of Baiter Harbourside Park and Poole Quay. The accommodation comprises hallway, sitting room with patio doors to the rear garden, fitted kitchen, two double bedrooms, both with built in wardrobes and a family bathroom. Other features include gas central heating, double glazing, a private rear garden and a parking space. Offered for sale with vacant possession.

COVERED STORM PORCH With UPVC front door opening into:

ENTRANCE HALL Built in cupboard housing both electric and gas meters, wall mounted burglar alarm, radiator, staircase to first floor

LOUNGE 13' 1" x 11' 10" (3.99m x 3.61m) Ornamental fire surround, radiator, UPVC double glazed sliding patio door to rear garden

KITCHEN 11' 1" x 5' 10" (3.38m x 1.78m) Fitted with a range of modern units comprising base and wall mounted drawers and cupboards with complementary roll top work surfaces having tiled splashbacks, single drainer stainless steel sink unit, electric oven with matching four ring gas hob and extractor hood above, space and plumbing for automatic washing machine, space for free standing fridge/freezer, wall mounted gas fired central heating boiler, UPVC double glazed front aspect window

FIRST FLOOR LANDING Loft hatch, doors to:

BEDROOM 1 9' 10" x 9' 3" (3m x 2.82m) UPVC double glazed front aspect window, radiator, built in airing cupboard housing the hot water cylinder with slatted wooden linen shelving, built in double wardrobe with hanging rail and shelving

BEDROOM 2 9' 10" x 8' 10" (3m x 2.69m) UPVC double glazed rear aspect window, radiator, range of built in wardrobes

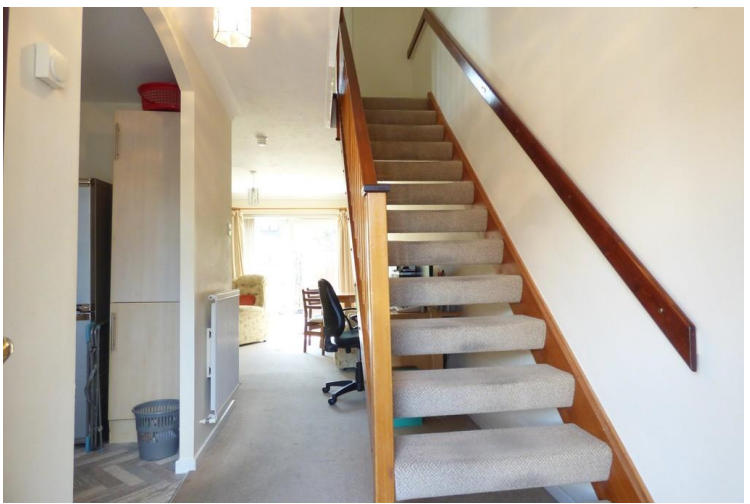
BATHROOM White suite comprising panel enclosed bath with mixer tap, shower attachment and glazed shower screen, low flush WC, pedestal wash hand basin, part ceramic tiled walls, radiator, UPVC double glazed obscured side aspect window

OUTSIDE - FRONT The front garden has been paved.

OUTSIDE - REAR The rear garden has been paved and is enclosed by wood panelled fencing. There is a timber garden shed and a gate which gives access to the side of the property.

PARKING There is an allocated parking space to the rear of the property.

COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 15098



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(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	

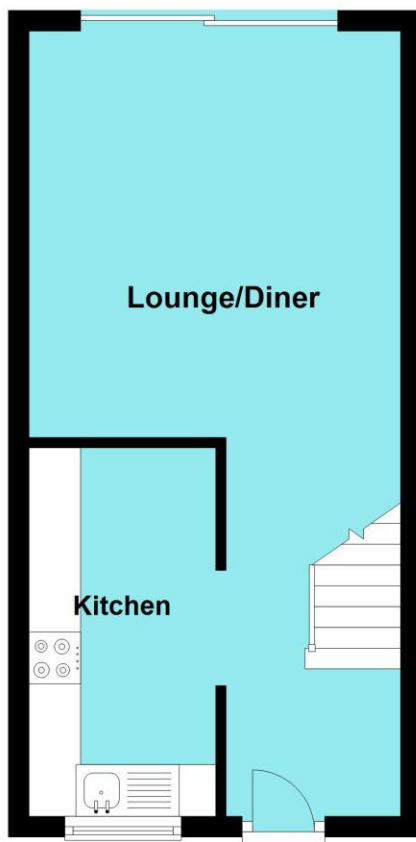
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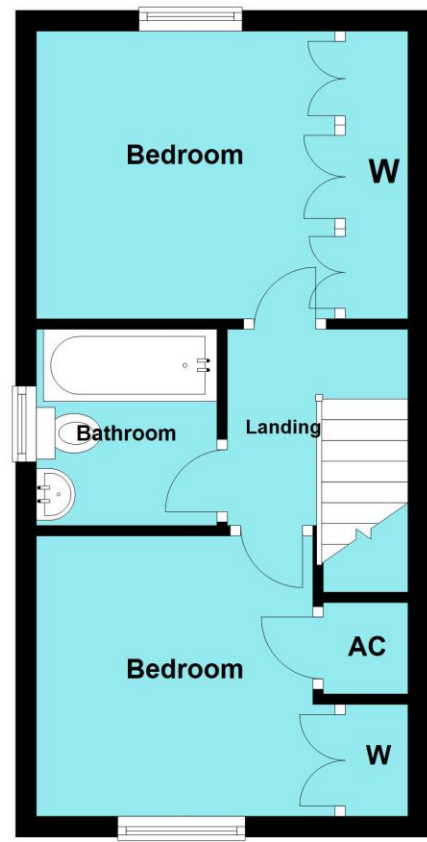
Ground Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 54.7 sq. metres (589.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.



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