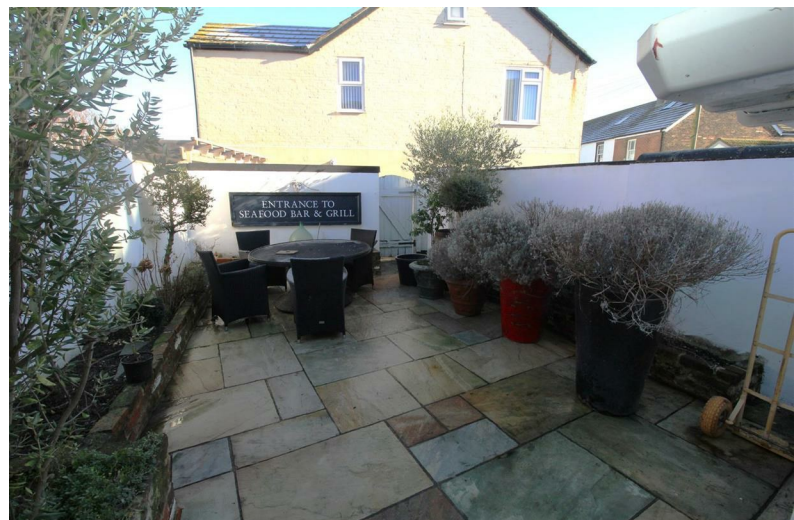


01202 683444

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

www.quayliving.co.uk



2 Ballard Road

Poole, BH15 1RA

£449,950 Freehold



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

A charming character three bedroom three storey cottage, located right on Poole Quay with glorious waterside views.

Entrance into the large open plan living and dining area with exposed brick feature fireplace. Separate modern fitted kitchen to the rear of the property leading on to a separate utility space /WC
Side door to the rear courtyard accesses the enclosed rear garden terrace.

Stairs up to the first floor approach bedrooms 2 & 3 and the family bathroom, with bed 2 being a generously sized double bedroom boasting breath-taking views of the quay side, and bedroom 3 overlooking the rear garden terrace . The top floor presents the master bedroom, also of generous proportion with stunning front facing waterside views. On street parking.



Entrance Porch 3'5" x 285'5" (1.06 x .87)

UPVC front door into the porch, Inner door into living room. Tiled Floor, ceiling light.

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

A charming characterful front aspect open plan living room / diner with quay front views & plantation shutters. Feature brick walled fireplace, built-in corner shelving & wood panelled flooring, with a partially glazed wooden stable door leading out to the rear garden terrace. Archway access leads into the kitchen & utility room, with stairs to the first floor.

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

A side aspect galley style kitchen with a comprehensive range of wall cupboard and base units with contrasting work surfaces and tiled splashback. Side aspect UPVC. Electric oven and extractor hood. Built-in 1/12 bowl stainless steel sink with mixer taps. Space for a stand tall fridge/freezer & space for a dishwasher. Tiled flooring. Recessed spot lights. Leads into the utility room and hallway:-

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

Side aspect UPVC. Wall mounted Worcester Boiler. Base units with contrasting work surfaces and tiled splashback. Integrated washer dryer. Pedestal sink. WC. Tiled floor. Recessed spot lighting. Radiator.

First Floor Landing

Accesses bedrooms 2 & 3 and the family bathroom. Stairs to the second floor. Character wood panelled wall. Carpet flooring. Radiator. Pendant light fitting.

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

A rear aspect family bathroom (UPVC frosted glazed) with the benefit of a separate bath and double walk in shower with a built-in seat. 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. A delightfully light and spacious

first floor double bedroom with direct harbour views. Carpet flooring, radiator, pendant light fitting.

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

Rear aspect UPVC. Feature wood panelled wall, carpet flooring, radiator, pendant light fitting.

Second floor landing

Mid landing Eaves storage access. Carpet flooring. Pendant light fitting.

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

A generously sized partially wood panelled 'L' shaped master bedroom on the second floor, commanding sensational elevated harbour views. Carpet flooring. Pendant light fitting. Radiator. Access to Loft & Eaves Storage.

Outside

Enclosed rear patio laid garden terrace with brick encased border edge flower beds. Rear gate access.

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

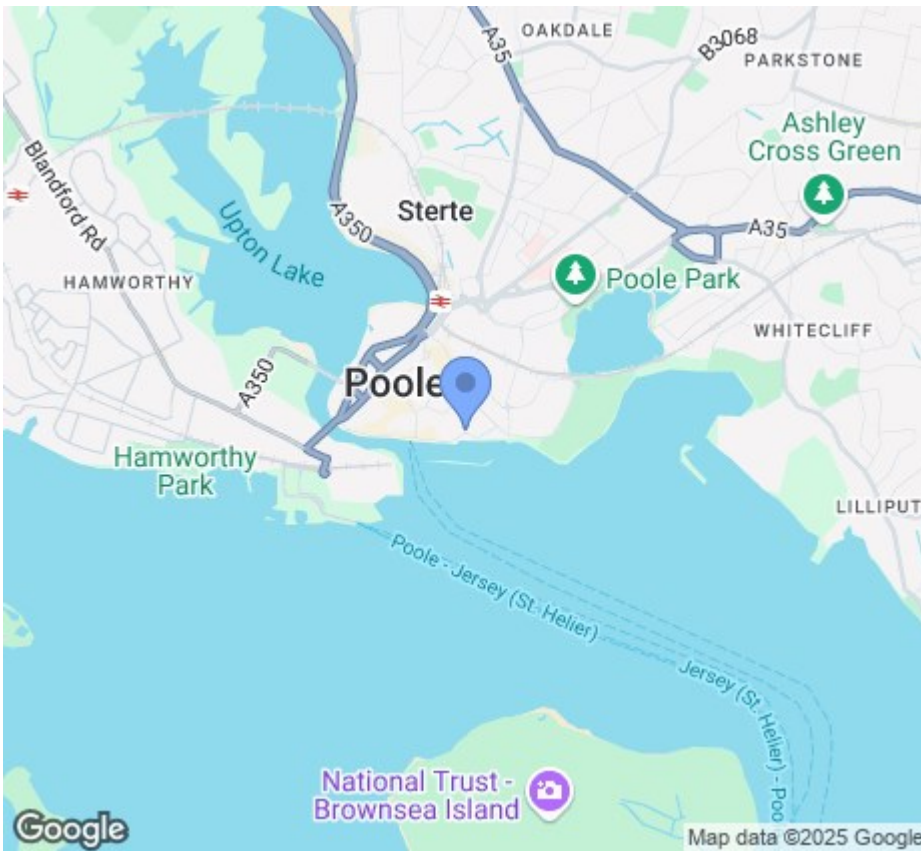
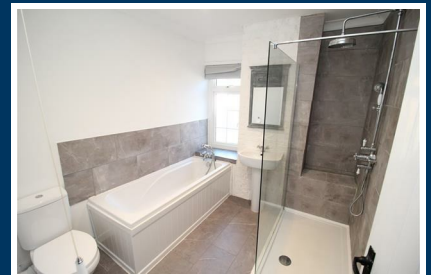
Material Description: A traditional timber framed construction with concrete floors, brick elevations and predominantly pitched, tiled roofs.





Quay
LIVING

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 58, Potential: 81
(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	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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