

63 Copeland Drive, Whitecliff, Poole, Dorset BH14 8NS

Guide Price £500,000 Freehold

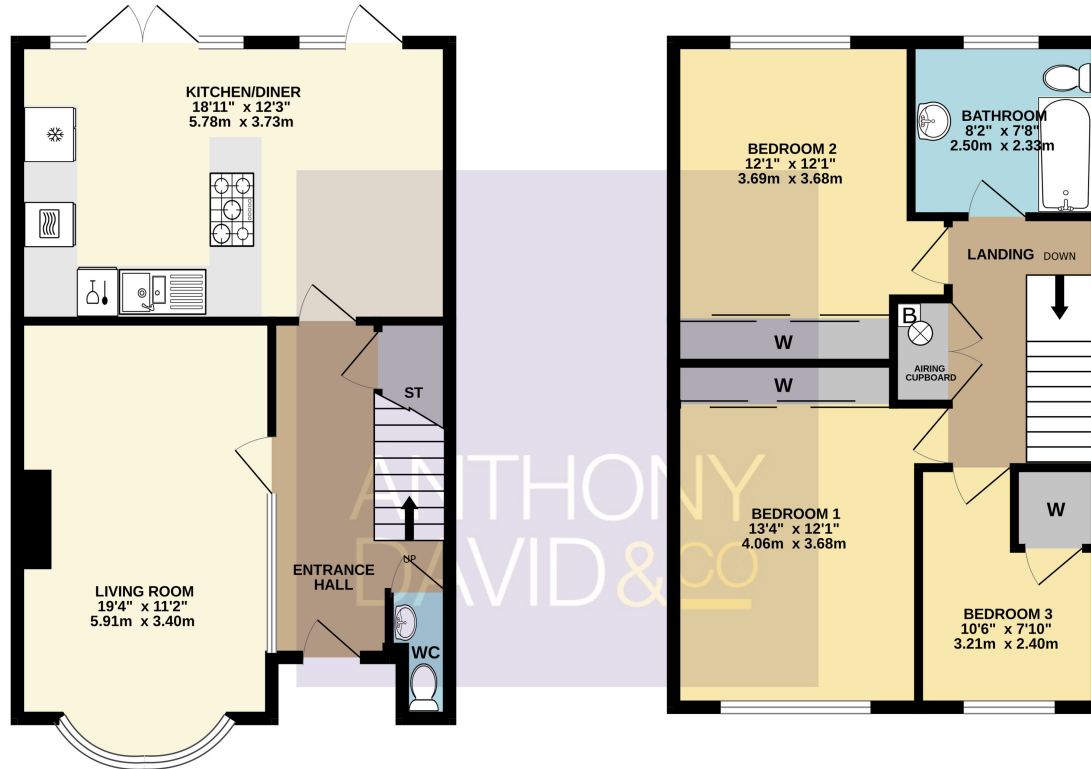
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**** LOCATION LOCATION LOCATION **** A superb three bedroom end of terrace house situated in this sought after road in Whitecliff a short stroll away from local shops, school and Whitecliff's recreation ground providing scenic walks and views over the harbour. Lilliput Village is also close to hand. This deceptively spacious property offers approximately 1100 sq ft and internal viewing is imperative to not only appreciate its desirable location but also the accommodation on offer, which comprises: NEW LUXURY kitchen/diner, living room, downstairs cloakroom and bathroom. Externally the property boasts a low maintenance garden with two sun patios and artificial lawned area and garage in block. Further features of this beautiful home include: feature fireplace to lounge, integrated appliances and breakfast bar to kitchen, fitted wardrobes to all bedrooms, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CE Juniors.

**ANTHONY
DAVID & CO**

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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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Entrance Hall Doors to

Living Room 19' 4" x 11' 3" (5.89m x 3.43m) max

Kitchen/Diner 18' 11" x 12' 3" (5.77m x 3.73m)

Downstairs Cloakroom 5' 6" x 2' 1" (1.68m x 0.64m)

Landing Doors to

Bedroom One 13' 4" x 12' 1" (4.06m x 3.68m)

Bedroom Two 12' 1" x 10' 7" (3.68m x 3.23m)

Bedroom Three 10' 3" x 7' 11" (3.12m x 2.41m) max

Bathroom 8' 1" x 7' 8" (2.46m x 2.34m)

Garden Enclosed

Garage In block

Council Tax Band E

Agents Note Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property has association with Anthony David & Co



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | 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, Scotland & Wales | | 69 | 85 |
| | | EU Directive 2002/91/EC | |

Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.