

**68 Wedgwood Drive, Whitecliff,  
Poole, Dorset BH14 8ET**



**HEARNES**

WHERE SERVICE COUNTS

# 68 Wedgwood Drive, Whitecliff, Poole, Dorset BH14 8EX

## FREEHOLD PRICE £485,000

A Georgian style spacious three-bedroom end of terraced home with a garage, set in a quiet cul-de-sac location and within 200 metres of beautiful harbourside walks and only 1½ miles of Poole. The property is neat and clean inside and been dearly loved by the owner over the past 40 years. The home is in its original condition, so needs modernising and updating, however sits in a lovely position, affronting an area of green, in this well regarded development. Additional benefits include gas central heating, double glazing and a garage in a block.

- 3 bedroom end of terrace house
- Set opposite an area of green, in this well regarded development
- Vacant and sold with no forward chain
- 2 reception rooms
- Downstairs cloakroom
- Opportunity for updating and modernising
- Georgian style double glazing and gas central heating
- Garage in a block

Wedgwood Drive sits within well maintained grounds, which are regularly maintained by gardeners. The property is located within 200 meters of the harbourside park at White Cliff, from here there is a waterside walk to Poole Quay with its wide range of restaurants and bars. The park itself is ideal for dog walking or just looking at all the boats moored in Parkstone Yacht Club and listening to the clinking of ropes against masts. The harbour is also a haven for all kinds of water sports such as kite and wind surfing. Lilliput has a range of shops such as Patisserie Mark Bennett, the local award-winning artisan bakers and restaurants such as Koh Noi.

Estate fee: Approximately £700 per year to cover communal gardening, exterior pathways and external paintwork of the garages.

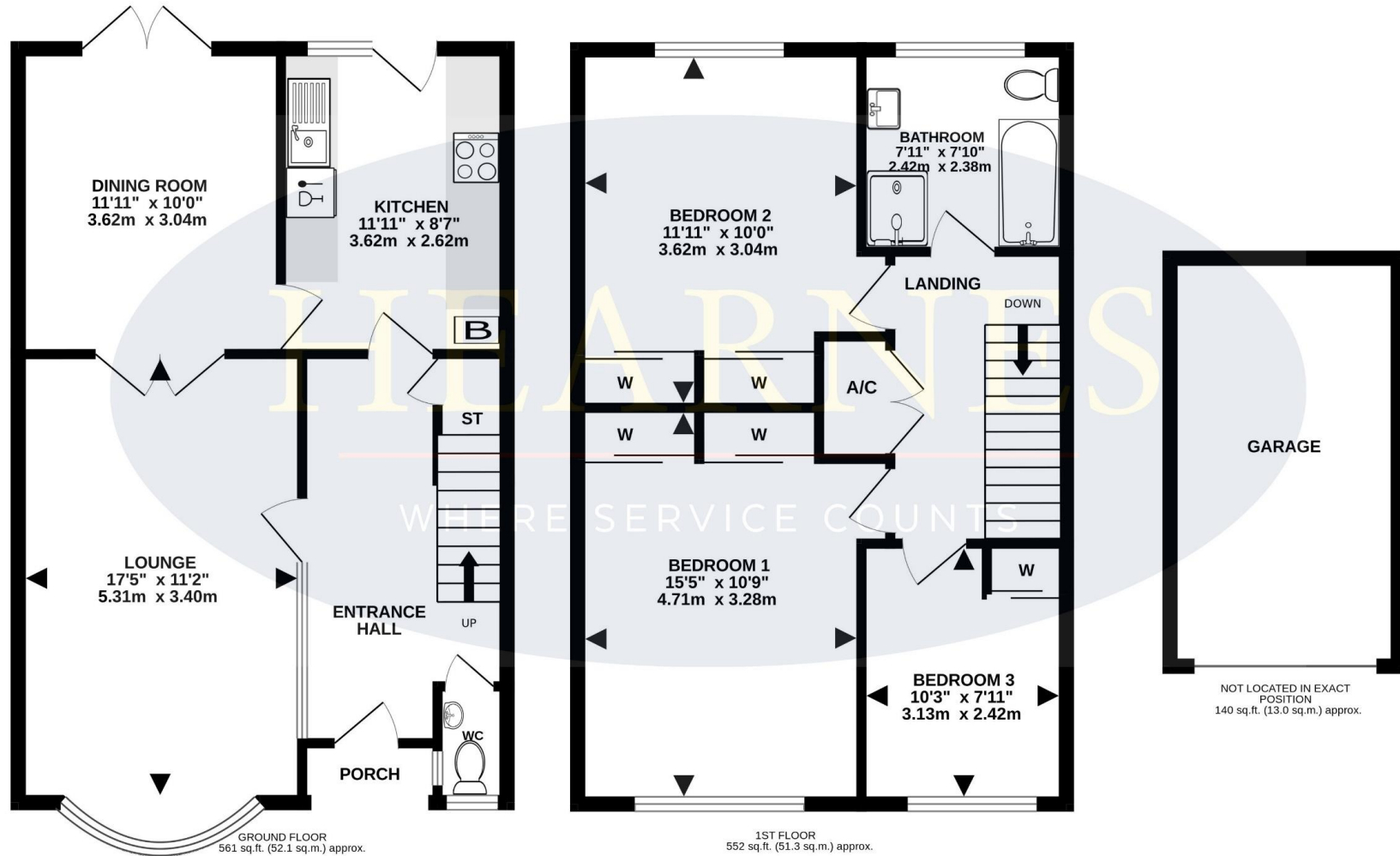
COUNCIL TAX BAND: E EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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