

**68 Sandbanks Road, Whitecliff, Poole,
Dorset, BH14 8BU**



HEARNES

WHERE SERVICE COUNTS

68 Sandbanks Road, Whitecliff, Poole, Dorset, BH14 8BU

FREEHOLD PRICE £450,000

A turn of the century, character 3 double bedroom semi detached home with 2 reception rooms, generous kitchen, southerly garden and parking potential. (subject to planning) Set with so many amenities on your doorstep this home enjoys a very convenient location. Sold vacant, with no forward chain, property has many character features to include stripped wooden floors, open fire, fireplaces, bay windows and all complemented by uplifting décor. Over recent years the home has been improved to include an updated kitchen with integrated appliances and a shower room. This neat and clean home further offers gas central heating double glazing and a warm charming feeling throughout.

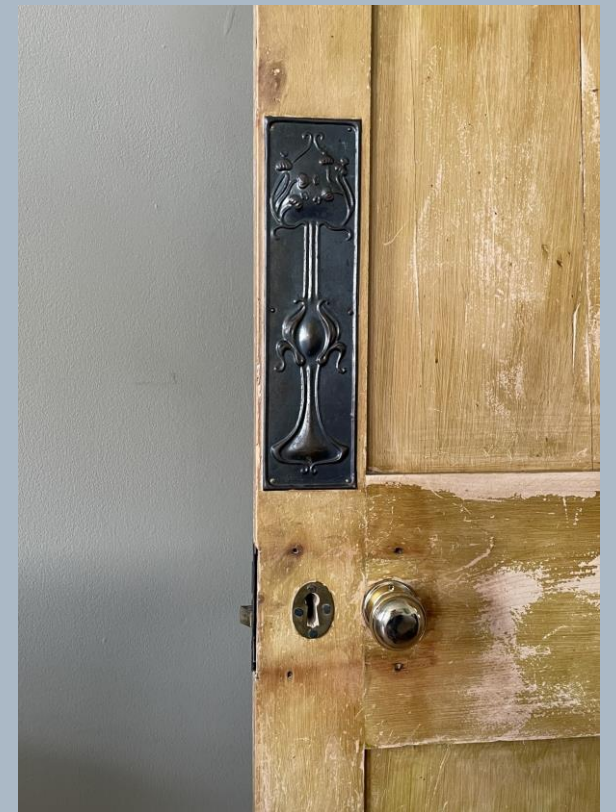
- Charming turn of the century 3 double bedroom semi detached home
- 2 reception rooms
- Open plan feel to the home where the entrance/dining room lead onto the kitchen
- Kitchen is fitted in a range of base and eye level units with work tops over and integrated oven, microwave, gas hob, fridge/freezer, washing machine and dishwasher. This room in turn leads out to the garden
- Cosy front reception room
- Bedroom 2 with balcony overlooking the garden
- Modern shower room
- Many character features to include stripped wooden floors, doors, stairway. Open fire in dining room and further feature decorative fireplaces
- Very private southerly facing garden with outside patio area, lawn and rear area with hard standing (potential for a summerhouse/cabin). The garden has an array of well established trees and shrubs
- Potential for off road parking (subject to planning) which other houses have done on the road
- Vacant and sold with no forward chain

This location is close to everything! Whitecliff Family Park is less than 1/4 of a mile away offering harbourside walks, children's play area and great open space for dog walkers. Great for tennis/padel lovers with East Dorset Rackets club within a few hundred yards and perfect for café lovers with Miiko and Coast within 300 yards along with local shops to include a post office, butcher, beauty salon and hardware store. Ashley Cross shops, bars and restaurants are approximately 400 meters away and Sandbanks beach which is approximately 3 miles away. The property falls into catchment areas for Lilliput First School and Baden Powell Junior School, and right by the bus route to the Grammar schools.

COUNCIL TAX BAND: C

EPC RATE: D

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





GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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