



Wedgwood Drive, Whitecliff BH14 8ES
Guide Price £560,000 Freehold

MAYS
ESTATE AGENTS



Property Summary

An attractive Georgian style four bedroom terrace home, with a delightful west facing garden and private garage, forming part of this sought after cul de sac development close to Whitecliff Harbourside Park.



Key Features

- Hall & guest cloakroom
- Living room with bay window
- Separate dining room
- Kitchen with door to outside
- Four good sized bedrooms
- Family bathroom
- West facing garden
- Private garage in block
- School catchment for Lilliput and Baden Powell
- Close to Whitecliff Harbourside Park



About the Property

This well presented Georgian style four bedroom terrace property benefits from a delightful west facing garden and private garage, offered for sale with no forward chain. The property is pleasantly positioned opposite a small green, forming part of this sought after cul-de-sac development, close to Whitecliff Harbourside Park.

The property is approached via an open porch with an entrance door leading to the reception hall with a built-in under stairs storage cupboard, original parquet flooring and an adjoining guest cloakroom.

The living room, with a bay window overlooking the front green, has plenty of space for soft seating and an attractive ornamental central fireplace.

An interconnecting opening leads to the dining room with space for a dining table and chairs and double doors to the patio sun terrace and garden.

The separate kitchen offers a range of fitted units with space for free-standing appliances and a rear door provides access to the garden.

Stairs from the reception hall lead to the first floor landing with access to the loft and a double built-in linen cupboard.

The main bedroom with built-in wardrobes overlooks the front green and benefits from a bright and sunny aspect. A family bathroom serves three further good sized bedrooms.

Externally, the property enjoys a west facing low maintenance patio and garden with planted borders, enclosed by timber fencing and a brick wall. There is also a rear access gate.

The property is also conveyed with a private garage located in a nearby block with power.

Wedgwood Drive annual service charge : Approximately £679.00 per annum

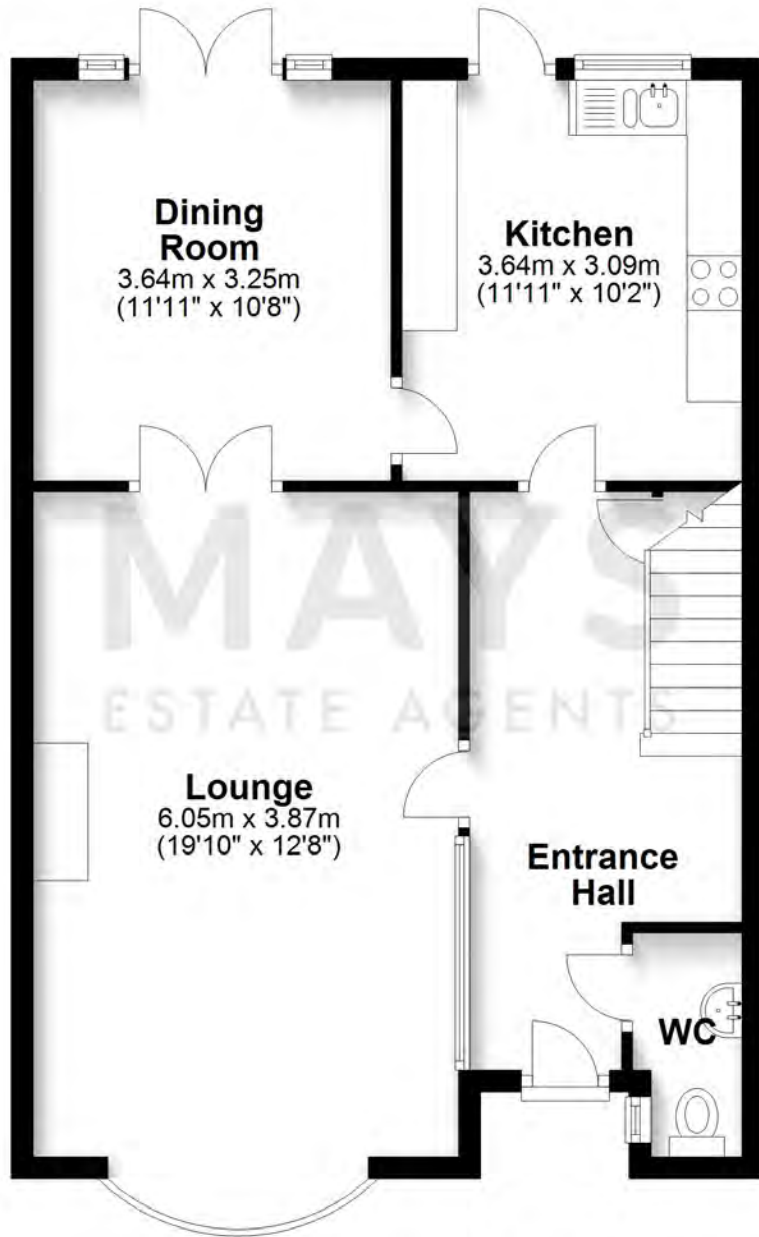
Tenure: Freehold

Council Tax Band: E



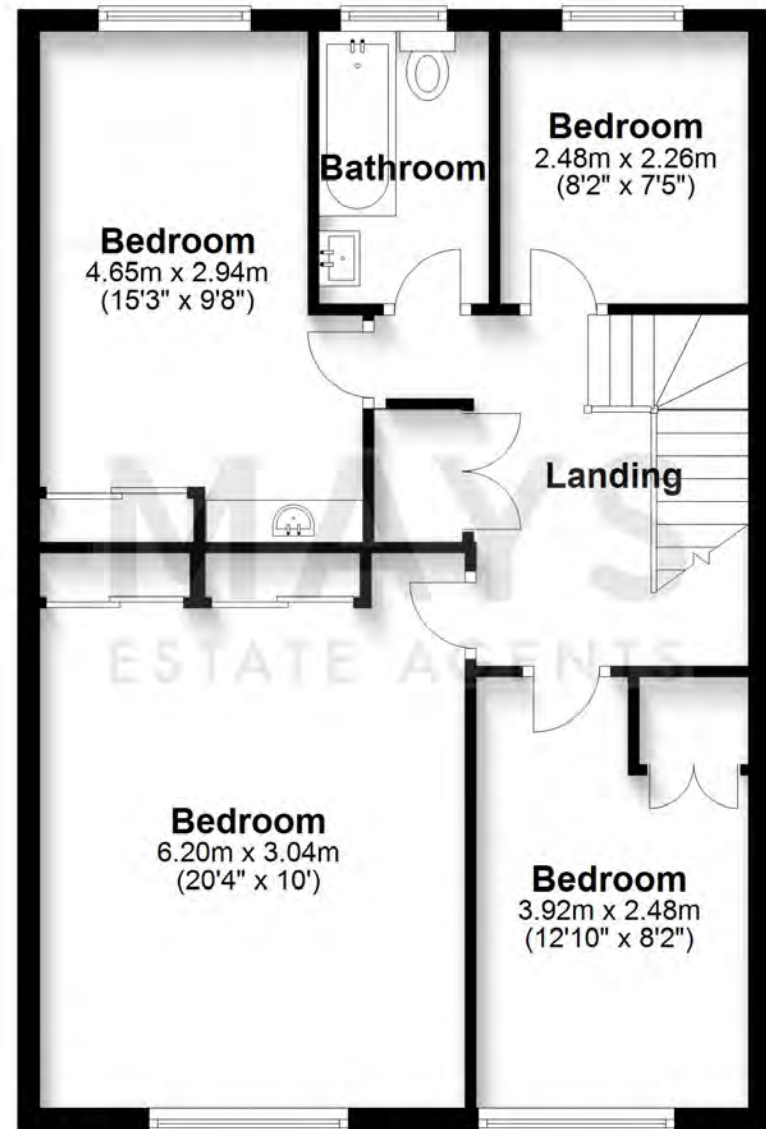
Ground Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 124.8 sq. metres (1343.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.





About the Location

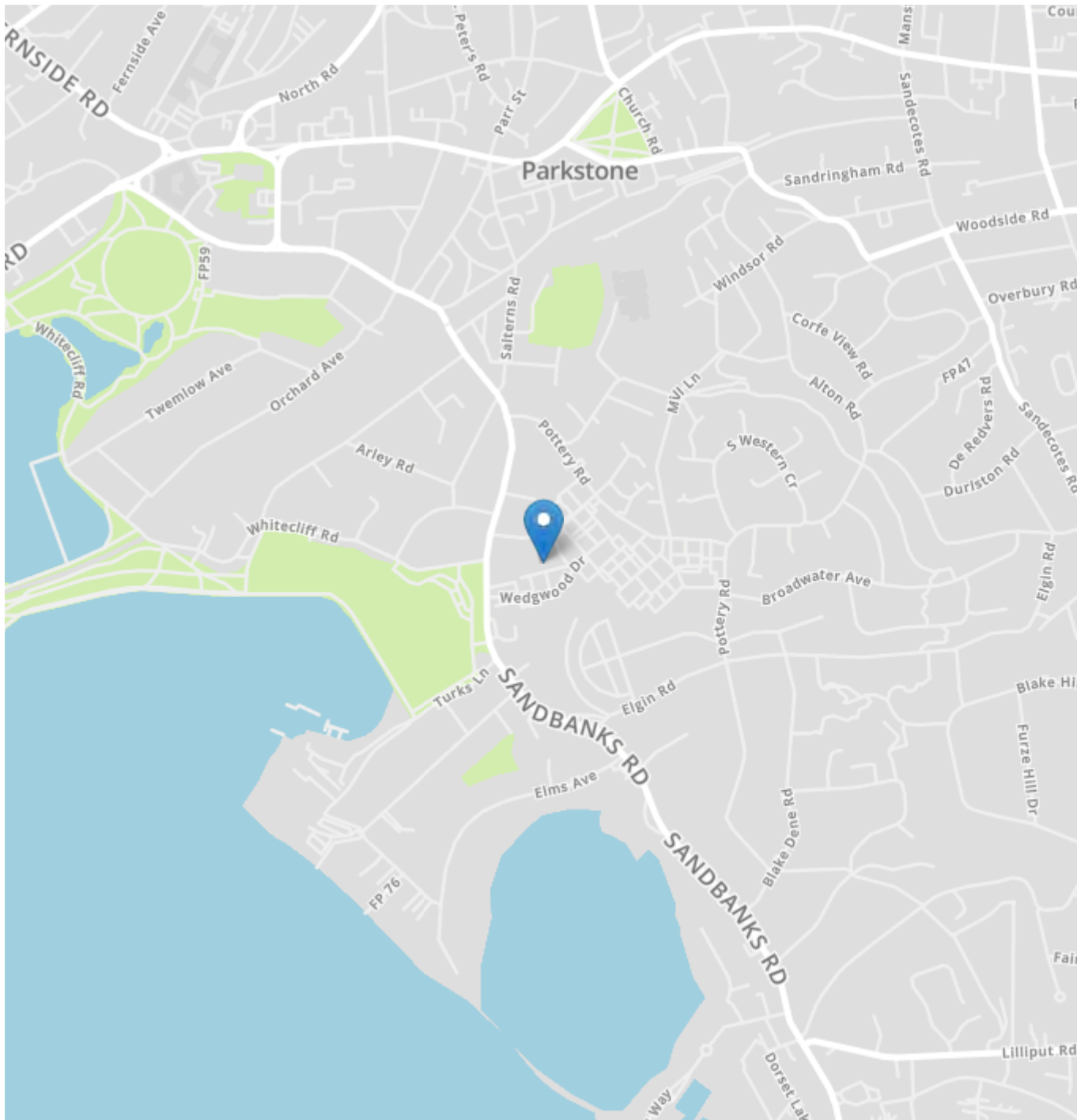
Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside Park being close by. There is also a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also near Lilliput and Ashley Cross villages.

About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS