



1 Whitecliff Crescent, Whitecliff, Poole BH14 8DT

Guide Price £600,000 Freehold

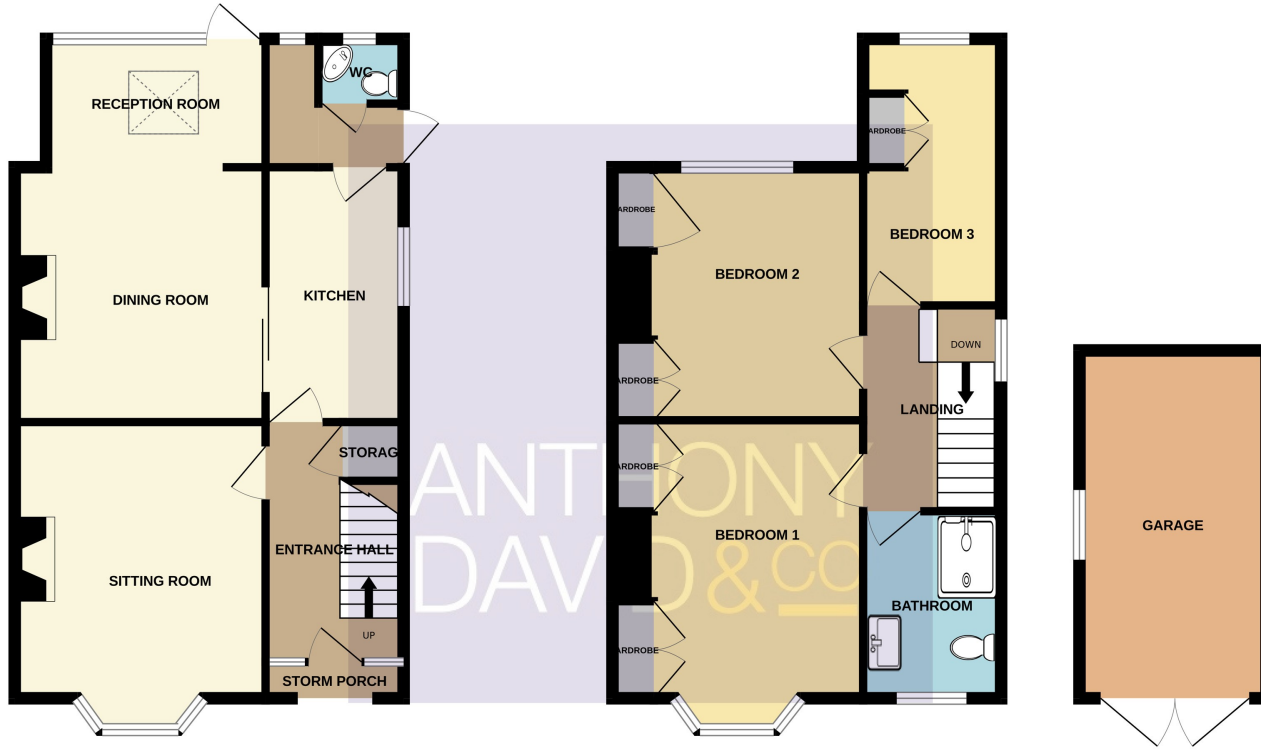
**** FIRST TIME TO MARKET IN 45 YEARS **** A superb three bedroom semi detached house ideally situated in this highly sought after road just yards from Whitecliff recreation ground with its views over Poole Harbour. Local shops and bus routes are also a short walk away. This much loved house has recently been partly redecorated but would benefit from some further cosmetic updating to create a forever family home. Offered with **NO FORWARD CHAIN** internal viewing is imperative to not only appreciate its stunning location but also the good sized accommodation on offer which comprises: sitting room, brand new contemporary kitchen, pantry, dining room, downstairs cloakroom and brand new shower room. Externally there is a nice sized garden with lower sun patio and raised lawned area. To the front the driveway provides ample off road parking which in turn leads to a detached garage. Further features of this beautiful house include: some integrated appliances to kitchen, working open fire to sitting room (recently swept), built-in desk to bedroom one, fitted wardrobes to all bedrooms, boarded loft, gas central heating and UPVC double glazed windows some brand new. NB: The kitchen and bathroom have never been used. School Catchment - Lilliput Infants and Baden-Powell and St Peters Junior School

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**ANTHONY
DAVID & CO**

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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Entrance Hall 11' 4" x 6' 6" (3.45m x 1.98m)

Sitting Room 14' 6" x 11' 10" (4.42m x 3.61m) into bay

Kitchen 11' 8" x 6' 6" (3.56m x 1.98m)

Pantry 6' 1" x 2' 10" (1.85m x 0.86m)

Dining Room 18' 1" x 11' 10" (5.51m x 3.61m) max

Downstairs Cloakroom 4' 0" x 2' 8" (1.22m x 0.81m)

Landing 9' 8" x 6' 6" (2.95m x 1.98m)

Bedroom One 15' 0" x 11' 10" (4.57m x 3.61m) into bay

Bedroom Two 12' 0" x 11' 10" (3.66m x 3.61m)

Bedroom Three 13' 5" x 6' 6" (4.09m x 1.98m)

Shower Room 8' 10" x 6' 6" (2.69m x 1.98m)

Garage 16' 5" x 8' 10" (5.00m x 2.69m)

Garden Front and rear

Driveway Ample off road parking

Council Tax Band D

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			
(92-100)	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		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.