

Pottery Road, Whitecliff BH14 8RA

Guide Price £500,000 Freehold

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Property Summary

A three-bedroom character home with a wealth of period features set moments from highly sought after schools, the amenities of Ashley Cross and the open water of Poole Harbour. The property is presented in good order throughout and benefits from a good-sized rear garden and off-street parking for several vehicles. A superb property for buyers looking for the charm and character of an older style home with a highly convenient address.



Key Features

- Entrance hallway with storm porch to the front
- Living room with bay window and fire recess
- Dining room overlooking the rear garden
- Modern kitchen/breakfast with doors to the garden
- Large principal bedroom with fitted wardrobes
- Two further first floor bedrooms
- Family bathroom
- Generous garden to rear and large patio area
- Off-street parking for several vehicles
- No forward chain



About the Property

On entering the property there is a hallway with exposed floor timbers and doors leading to both the living room and dining room. The living room is located to the front of the property and there is a large bay window and an open fire recess. The dining room has a window that overlooks the rear garden and there is a further open fire recess. The dining room is sensibly located next to the kitchen/breakfast room, which is fitted with a comprehensive range of modern units. Double doors open directly from the kitchen/breakfast room to the rear garden.

To the first floor, there are three bedrooms with the principal bedroom having a large bay window and fitted wardrobes. There are two further bedrooms on the first floor and a family bathroom with a modern suite. Similar properties in this mews of period homes have extended into the roof space to create an additional bedroom suite and there is strong potential for this property to respond to such works.

To the front of the property, there is off-street parking for several vehicles (somewhat of a rarity for period homes), whilst to the rear there is a generous garden that is mainly laid to lawn. The garden has a large patio area to the back of the kitchen/breakfast room – ideal for entertaining and there is a further hard-landscaped area to the rear of the garden where there is a shed. There is also access to the rear garden via a passageway.

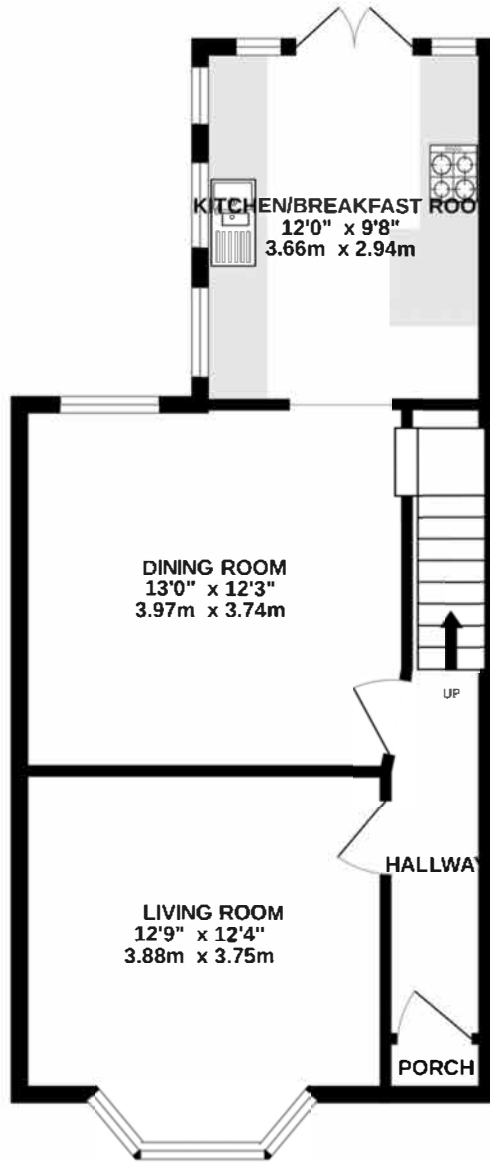
Tenure: Freehold

Council Tax Band: C

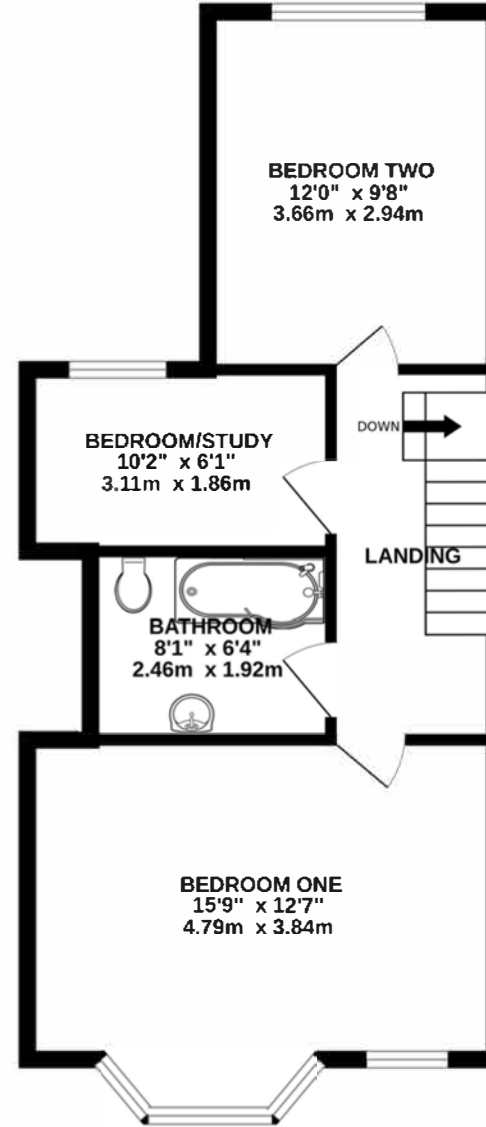
Local Authority: BCP Council



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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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 in close proximity. There is also a nearby doctors' surgery, chemist 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 in close proximity to Lilliput and Ashley Cross villages.

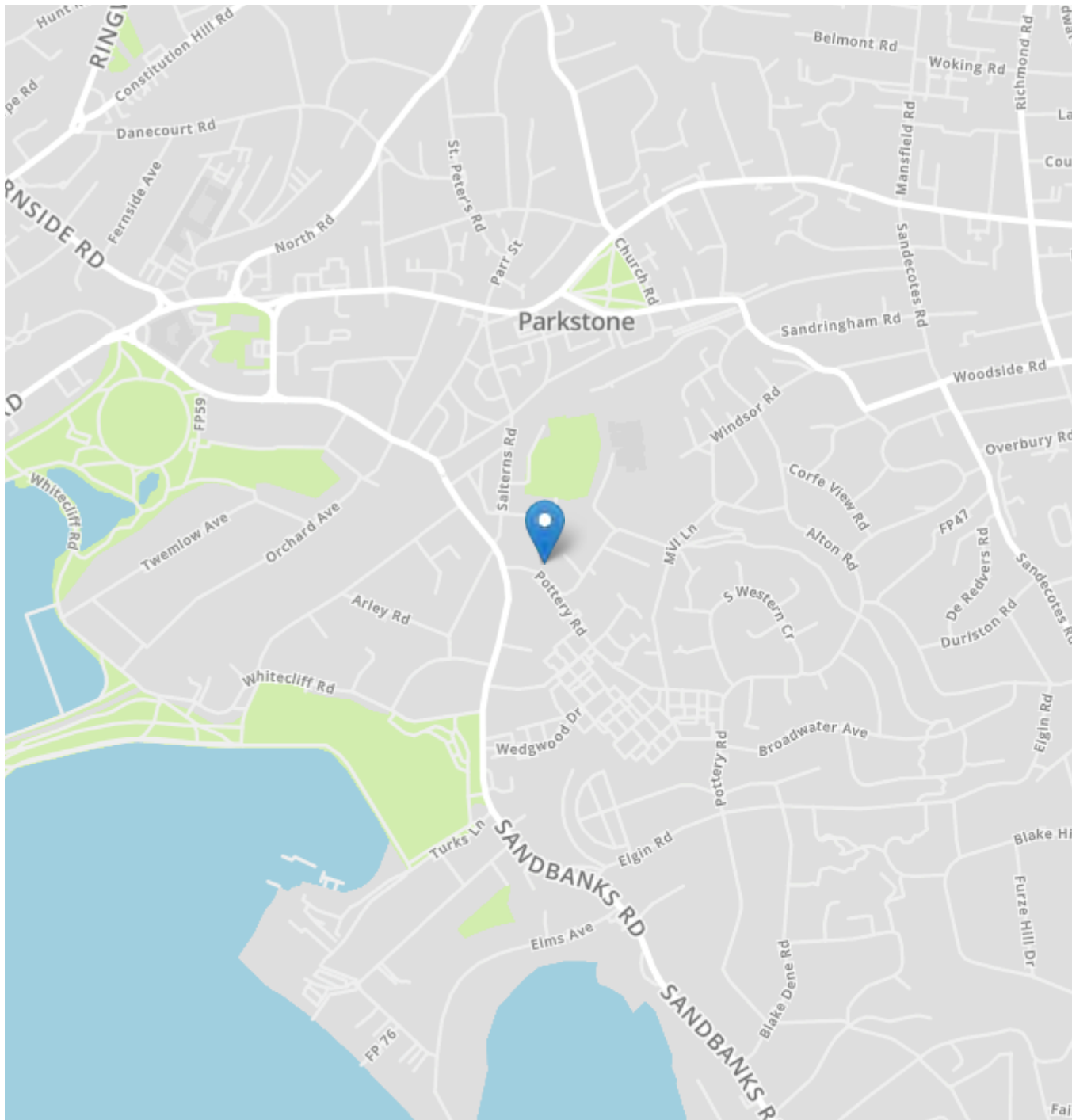


About Mays

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		86
(69-80)	C	69	
(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

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.

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