



**Copeland Drive, Whitecliff BH14 8NP**  
**OIEO £490,000 Freehold**









## Property Summary

An attractive Georgian style three bedroom end of terrace property, with a south west facing garden and private garage, forming part of this sought after cul de sac development close to Whitecliff amenities and Harbourside Park.



## Key Features

- Georgian style family home
- Cul-de-sac development
- Close to Whitecliff amenities
- Hall & guest cloakroom
- Lounge with bay window
- Fitted Kitchen
- Dining room
- Three sizeable bedrooms
- Family bathroom
- South west facing garden
- Private garage in block





## About the Property

This attractive Georgian style three bedroom end of terrace property is pleasantly situated around a small green, forming part of a sought after cul-de-sac development close to Whitecliff amenities and Harbourside Park. The property is offered for sale with no forward chain and presents good sized accommodation that would benefit from some modernisation.

The property is approached via an open porch leading to a reception hall with a built-in under stairs storage cupboard and adjoining guest cloakroom.

The front living room has an ornamental fire place surround and bay window overlooking the green.

Double interconnecting doors open to the dining room which has patio doors providing a pleasant outlook and access to the garden.

The adjoining kitchen offers an array of fitted units with a built-in oven and hob plus space and plumbing for further appliances. There is also a wall mounted gas combination boiler and rear window with door to the garden.

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

There are three good sized bedrooms with fitted wardrobes which are served by a large family bathroom,

Externally, the property benefits from a good sized south west facing garden enclosed by a brick wall and timber fencing with a rear access gate.

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

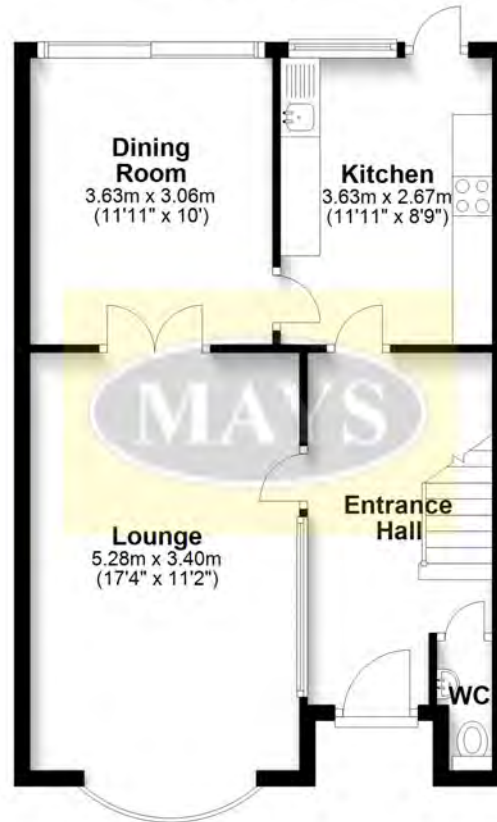
Maintenance charge: Currently £460 per annum for exterior painting and the upkeep of the communal grounds in order to maintain uniformity of the development.

Council Tax Band E



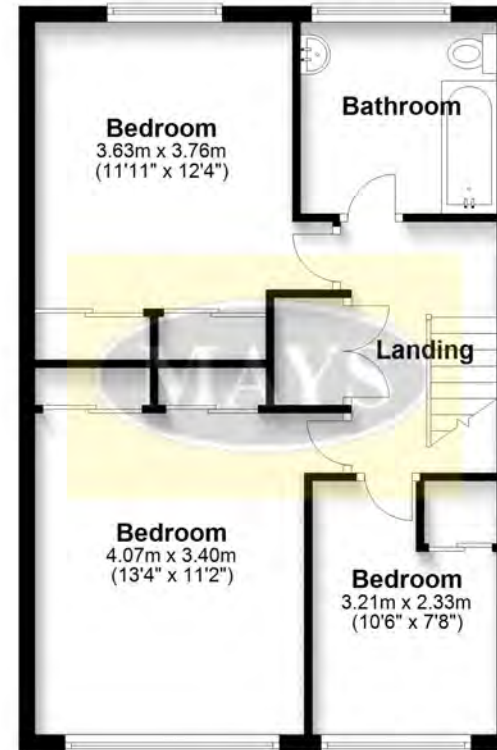
### Ground Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



### First Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



Total area: approx. 103.8 sq. metres (1117.1 sq. feet)

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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 in close proximity. 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 Southampton and London Waterloo. It is also in close proximity to Lilliput and Ashley Cross villages.



## About Mays

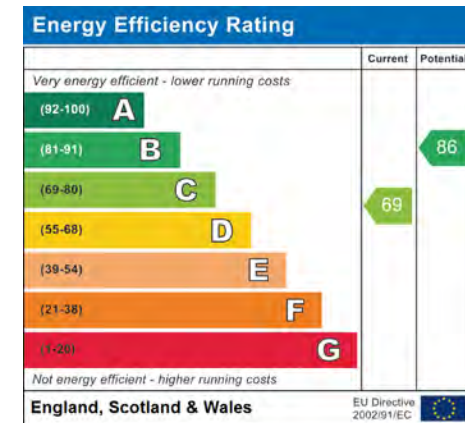
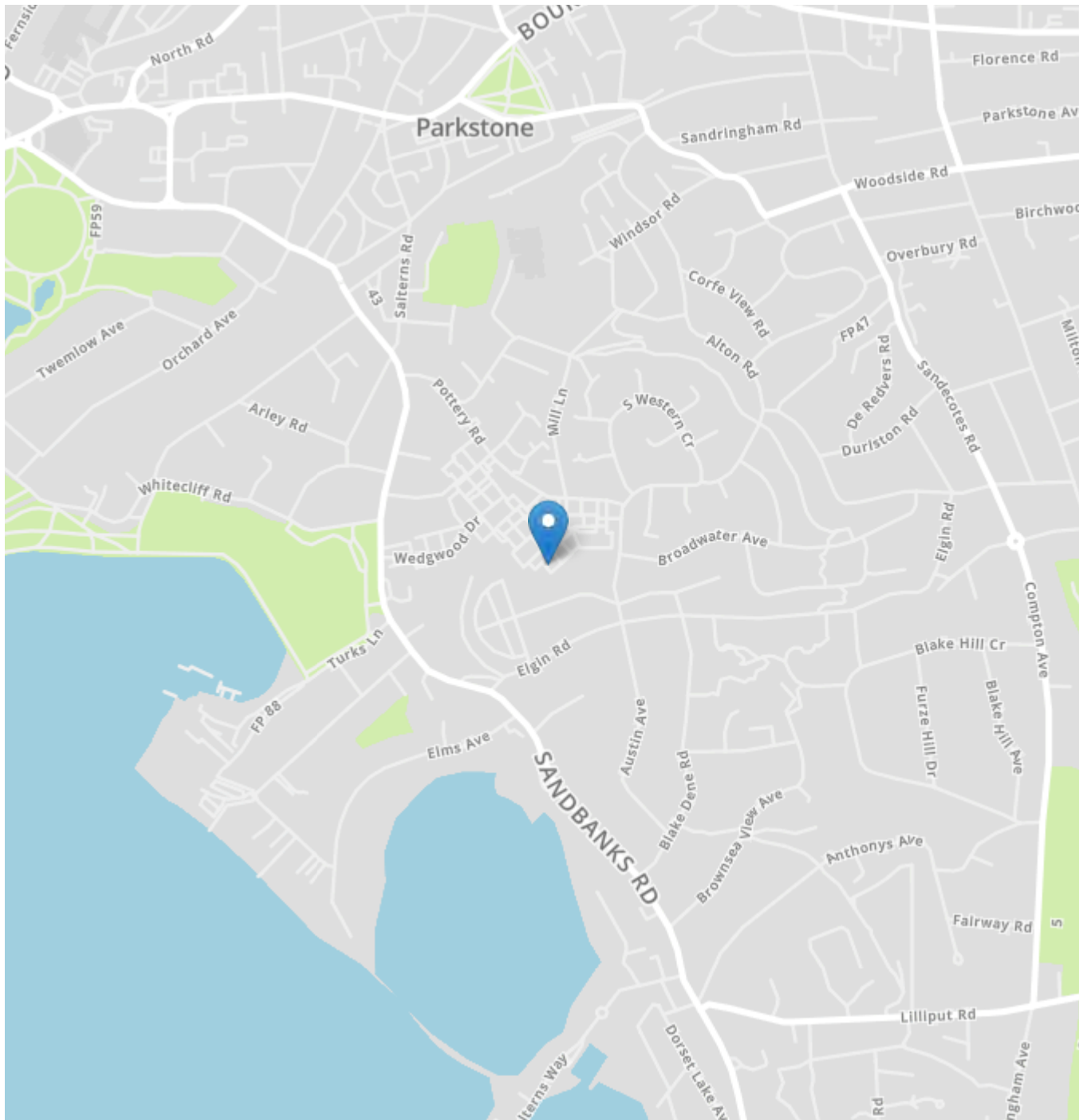
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**New Developments (where applicable)**

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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