

Mill Lane, Whitecliff BH14 8RJ

£650,000 Freehold

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Property Summary

A well-presented and modern three-bedroom detached bungalow, offering flexible accommodation, low maintenance garden, a detached garage and off road parking for various vehicles. Perfectly situated in a highly desirable Whitecliff location.



Key Features

- Well presented detached bungalow
- Lounge
- Modern kitchen/Diner with direct garden access
- Three bedrooms
- Bath/shower room
- Low maintenance garden
- Large patio sun terrace
- Detached garage & off road parking
- Whitecliff location



About the Property

On entering the property there is a welcoming hallway that provides independent access to all principal rooms.

The front lounge offers plentiful space for relaxation with feature inset blinds, which can also be found in the principal bedroom.

The modern kitchen is a good size and is perfectly positioned to the rear of the property and direct access to the rear garden through patio sliding doors. This room also enjoys Bosch integrated appliances, a new fridge/freezer and feature lighting, along with space for a dining table and chairs.

The bedroom accommodation is sensibly located with the main to the front and bedrooms two and three separated to the north and east elevations. A recently updated modern bath/shower room completes the accommodation.

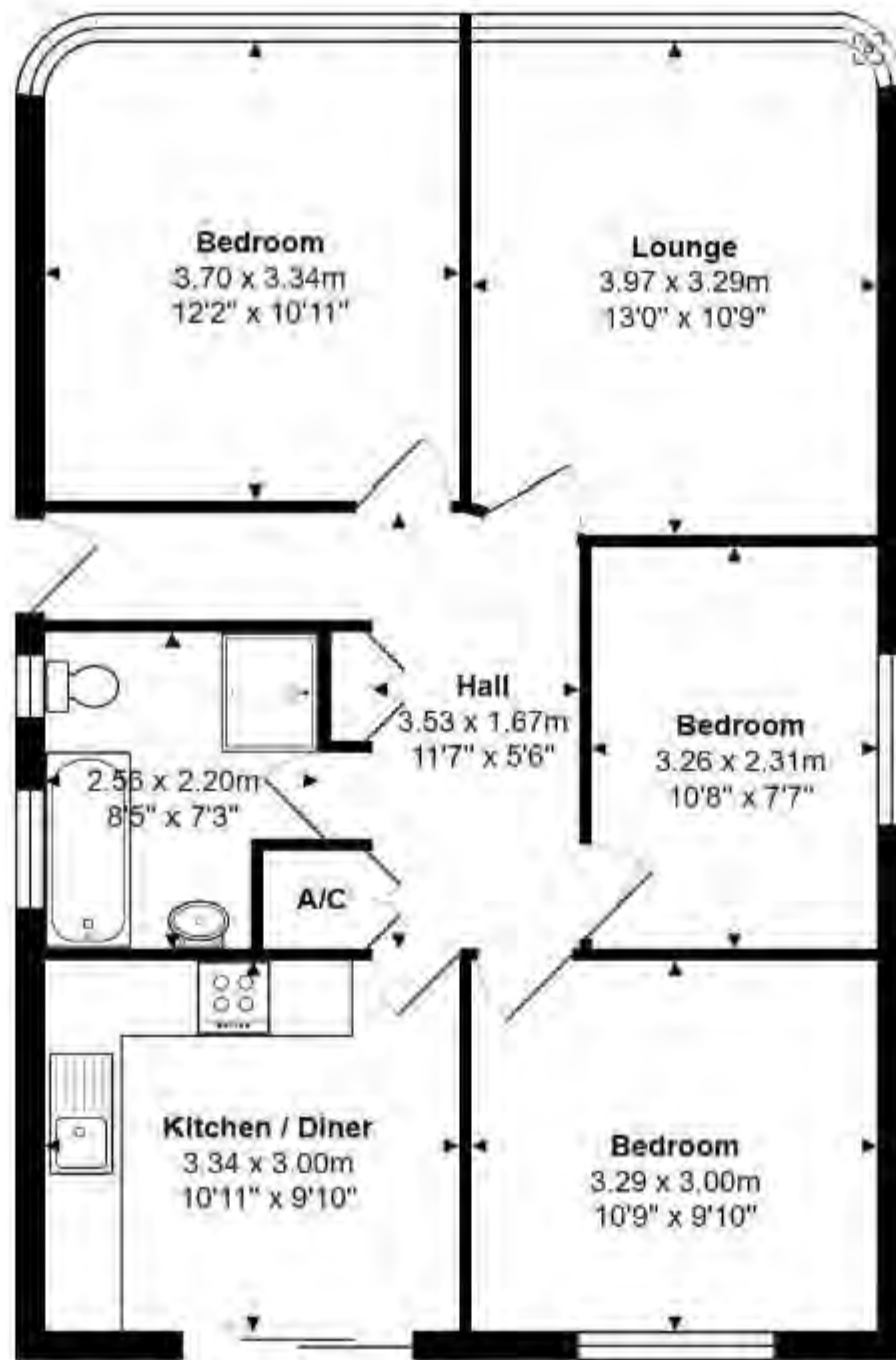


To the front of the property the garden is well presented with a variety of shrubs and a low maintenance lawn. A driveway provides parking for numerous vehicles, with exterior perimeter lighting and an outside tap, and leads to a detached garage with power and a rear side gate. To the rear, there is a large patio sun terrace that extends to the main lawn and offers the perfect entertainment space.

Overall, an ideal downsize property or second home for those wanting a prime waterside location near cosmopolitan Ashley Cross Village, desirable Whitecliff Harbourside Park and Sandbanks Beach just a short drive away.

Tenure: Freehold

Council Tax Band: E



Total area: Approximately 756 sqft
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms & any other items are approximate & no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only & should be used as such by any prospective purchaser. The services, systems & appliances shown have not been tested & no guarantee as to their operability or efficiency can be given.



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.

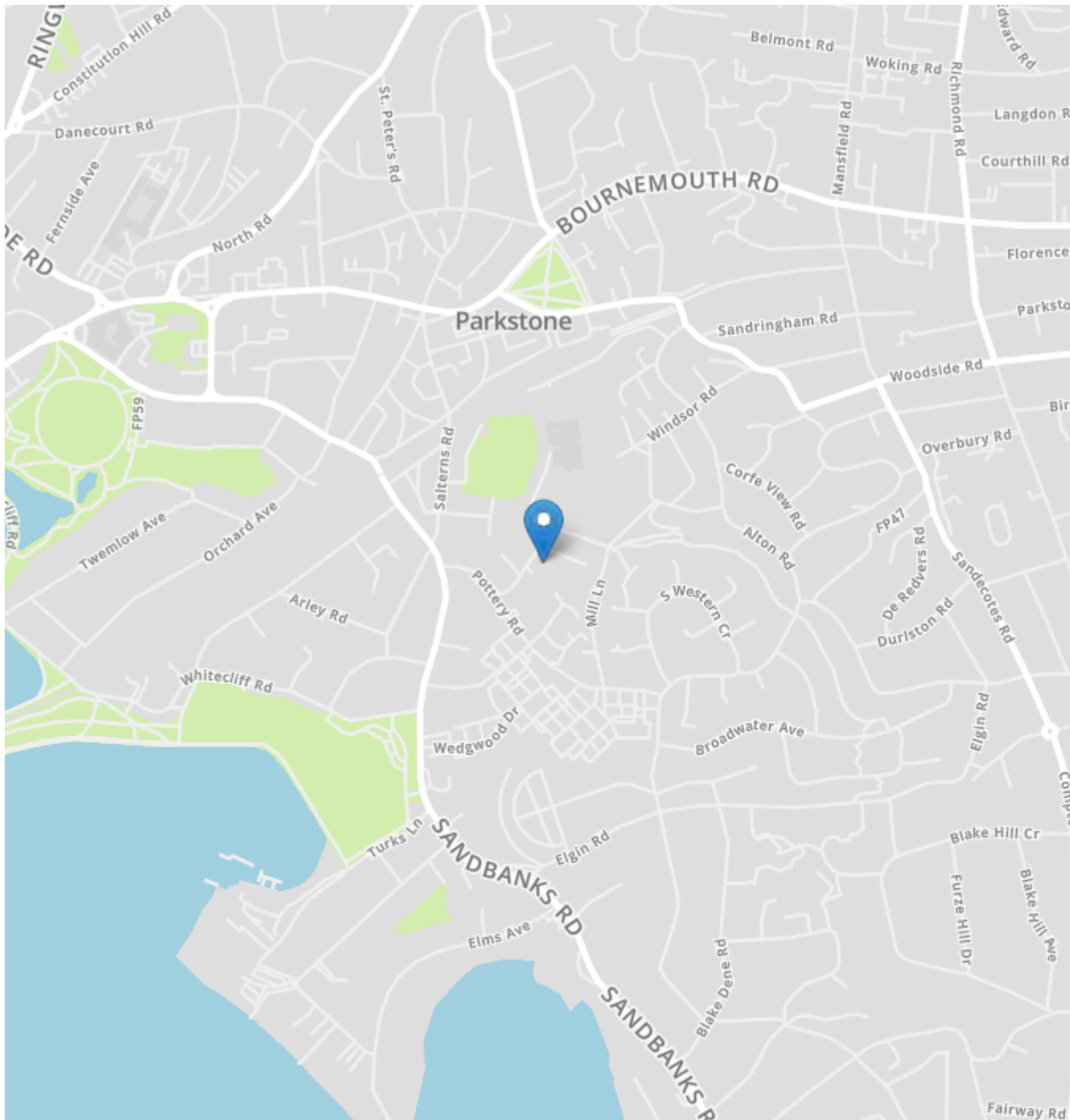


About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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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