

FOR SALE

73 Pottery Road, Whitecliff, Poole,
Dorset BH14 8RB



PHILIPPA SOLE



£475,000

3 Bedrooms

Oversized plot

Potential to extend STP

Vendor suited

0.5 miles from Whitecliff
Harbourside Park

Detached garage

Modern kitchen

Level garden

Council Tax Band D - £1948.24
Freehold

About this property

Located in the heart of desirable Whitecliff and within catchment for the popular Baden Powell Junior School, this is a rare opportunity to purchase a 3 bedroom, semi-detached house set on a large plot with potential to extend (STPP).

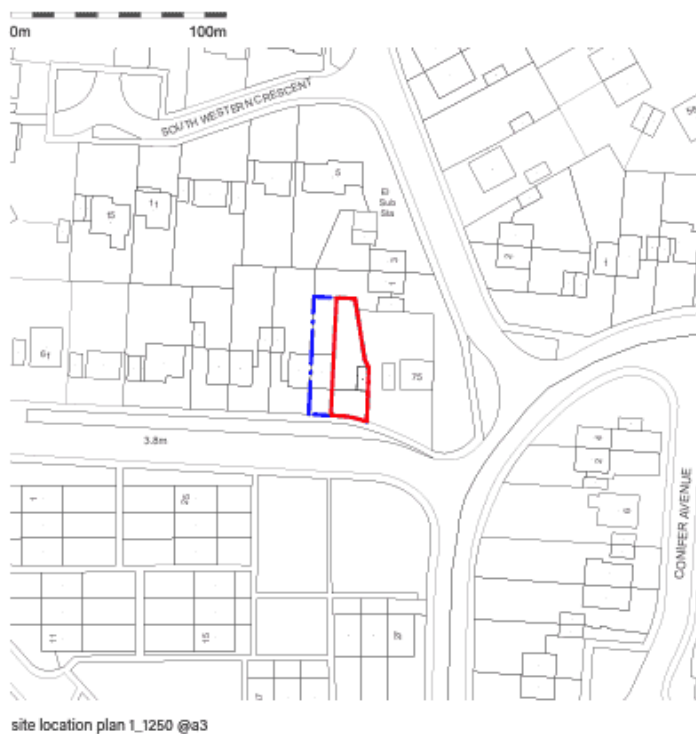
This 3 bedroom family house has been in the same ownership from new and was originally chosen to be the show home due to its sizeable plot.

The entrance to the property is located to the side of the house behind a walled garden. The modern fitted kitchen features a range of high gloss units with eye level cooker, hob, integrated fridge/freezer, space for a washing machine and dishwasher and room for dining room table and chairs. The sitting room runs across the back of the house and features a log burner and large picture window overlooking the rear garden. Parquet flooring runs throughout the hall and living room.

On the first floor are three bedrooms, the main bedroom overlooks the rear garden. The family bathroom features a bath with shower over and separate cloakroom and there are two storage cupboards/airing cupboards. To the side of the property is pretty walled garden which extends round to the rear offering a good-sized level lawned area. The property sits on an unusually wide plot giving the purchaser the opportunity to build a double story extension to the side (STPP) which would increase the accommodation significantly or the option to build a second garage. Beyond the front wall is a detached garage and off road parking.

Location

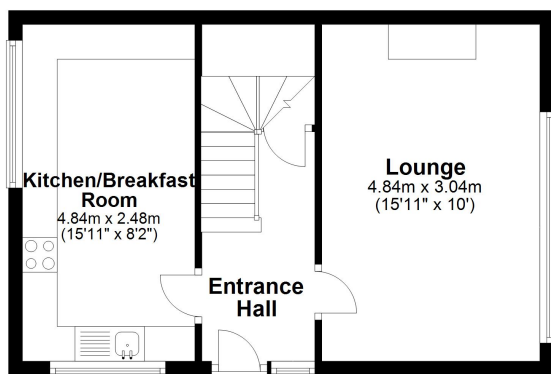
Located in Pottery Road, just a few minutes' walk from Baden Powell Junior school. Whitecliff Harbourside Park and local shops are within a level walk, whilst Ashley Cross, with its array of restaurants, coffee shops and bars, as well as its train station offering a direct line into London Waterloo in under 2 hours is just under a mile away.





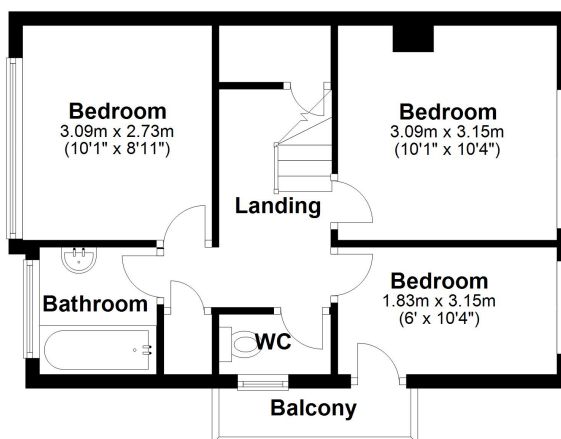
Ground Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 73.6 sq. metres (792.7 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.

| 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 | | | |
| | | 41 | 86 |

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