

**9 Mill Lane, Whitecliff, Poole, Dorset,
BH14 8RH**

**£449,950
Freehold**



*** NO FORWARD CHAIN *** A fantastic opportunity to acquire a semi-detached house set within an extremely popular residential no through road on the doorstep of the favoured Baden Powell school and a short walk away from Whitecliff Harbourside Park. The accommodation comprises an entrance hall, lounge, separate dining room leading to sun room/conservatory, kitchen, rear porch, three bedrooms and bathroom. Whilst there is UPVC double glazing and gas fired central heating, the house does require modernisation, which we feel represents an ideal refurbishment project and there is also the potential to extend subject to the usual consents. To the front a driveway provides off road parking leading to a car port and a particular feature of the property is the large sunny aspect family rear garden.

STORM PORCH Leads to a UPVC part double glazed opaque door with matching side panel, this leads through to:

ENTRANCE HALLWAY Textured ceiling, picture rail, radiator, stairs lead to first floor accommodation, understairs utility cupboard housing the washing machine with slatted shelving above for storage plus there is a UPVC double glazed opaque window to the side aspect, additional storage cupboard to the side housing the eclectic consumer unit. Doors then lead off to:

LOUNGE 12' into recess x 11' 4" (3.66m x 3.45m) Coved and smooth set ceiling, UPVC double glazed window to the front aspect, radiator below, tiled decorative fireplace with mantel above, TV and telephone points.

SEPARATE DINING ROOM 12' x 11' into recess (3.66m x 3.35m) Coved and tiled ceiling, light point, fireplace, radiator, space for table and chairs, square archway and a step then leads through to:

SUIN ROOM/CONSERVATORY 12' 9" x 9' 2" (3.89m x 2.79m) With sloping glass roof, UPVC double glazed windows to the side and rear aspects with UPVC double glazed French style doors leading out onto the patio and rear garden.

KITCHEN 9' 1" x 6' 6" (2.77m x 1.98m) Comprising a range of light wooden fronted wall and base units to include matching drawers, under pelmet lighting, roll edge worksurfaces incorporating one and a half bowl stainless steel drainer sink with mixer tap, space for free standing appliances to include range style cooker with chimney style extractor hood above, dishwasher, American style fridge/freezer, UPVC double glazed window to the side aspect, tiled walls, central heating and hot water control panel, smooth set ceiling, light point, tiled floor, door leads through to:

REAR PORCH AND STORAGE UPVC double glazed windows overlooking the garden, UPVC part double glazed door giving access out onto the patio, storage area, sloping ceiling.

FROM THE ENTRANCE HALLWAY, STAIRS GIVE ACCESS TO:

FIRST FLOOR LANDING Textured ceiling, light point, picture rail, UPVC double glazed window to side aspect, loft hatch providing roof storage space, doors lead off to:

BEDROOM 1 12' into recess x 11' 4" (3.66m x 3.45m) Coved and textured ceiling, tiled decorative fireplace, UPVC double glazed window to front aspect, radiator below, ample space for fitted or free standing bedroom furniture.

BEDROOM 2 12' x 11' into recess (3.66m x 3.35m) Textured ceiling, light point, picture rail, airing cupboard housing the hot water cylinder with slatted shelving for linen storage, UPVC double glazed window overlooking the garden, radiator below.

BEDROOM 3 7' 5" x 6' 7" (2.26m x 2.01m) Coved and textured ceiling, light point, UPVC double glazed window overlooking the garden, radiator.



BATHROOM Comprising of a white three piece suite to include panel enclosed bath with Triton Seville electric shower, push button WC with storage cabinet located above, pedestal wash hand basin with pillar taps, tiled walls, UPVC double glazed opaque window to front aspect, smooth set ceiling, light point, tiled floor, white ladder style towel rail.

OUTSIDE - FRONT To one side there is a section laid to lawn with some mature plants, trees and shrubbery, a tarmac driveway provides off road parking which leads up to the carport, external light and from here a latched gate gives access into:

OUTSIDE - REAR We feel that the generous size sunny aspect rear garden is a particular feature of the property and to the side there are two timber constructed storage sheds and an external water tap. From here this then leads into the remainder of the garden and there is a slightly raised area laid out with artificial grass suitable for outside dining/garden furniture with a patio located next to it. The patio continues down with a circular section laid out to stone chippings and then the garden has a lawned area and more stone chippings located towards the rear. There are a selection of mature plants, trees and shrubbery throughout and the garden is enclosed with close boarded fencing.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15241**

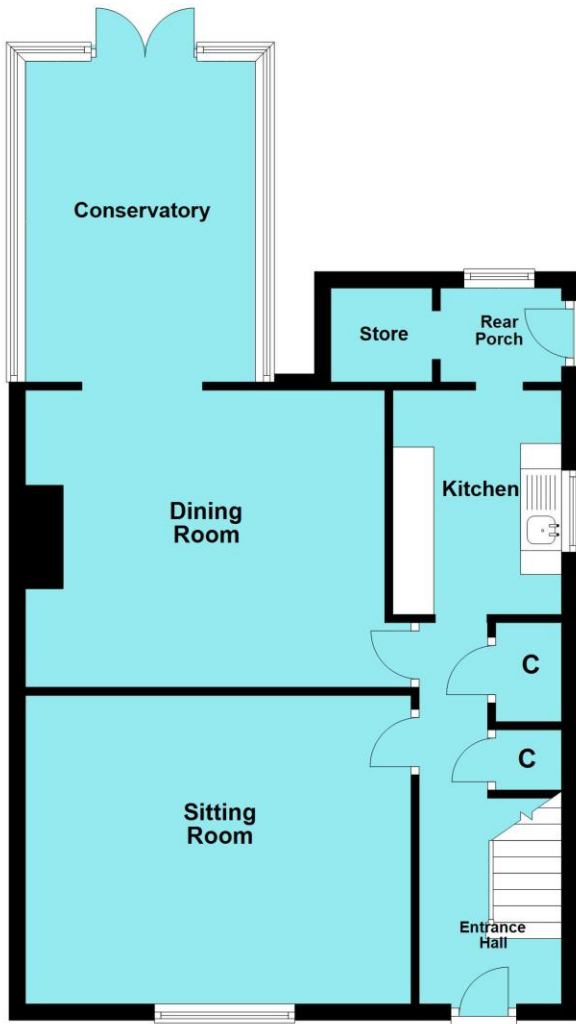


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 65.5 sq. metres (705.4 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



Total area: approx. 114.6 sq. metres (1234.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

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