

**45 Wedgwood Drive, Whitecliff,
Poole, BH14 8ES**

**£600,000
Freehold**



A rarely available four bedroom Georgian style terraced house situated on the ever popular Wedgwood Drive development which is within a few minutes walk of Whitecliff Harbourside Park and the waters edge. There are only a limited number of four bedroom houses on the development which do not come on the market often and are highly sought after when they do. The property is now in need of some cosmetic updating and offers spacious and well laid out accommodation comprising porch, entrance hall, cloakroom, 22' lounge, dining room, kitchen, four bedrooms and a family bathroom. Notable features include gas central heating, double glazing, a private rear garden and a garage. Offered for sale with no forward chain.

APPROACH From the road a paved pathway leads up to a front porch with a raised tiled threshold step, light and oversized front door

ENTRANCE HALL Original parquet flooring, staircase rising to first floor, radiator, understairs storage cupboard

CLOAKROOM Comprising low flush WC, wall mounted wash hand basin with tiled splashbacks, radiator, obscure glazed window, cupboard housing the gas meter

LOUNGE 22' 7" x 12' 10" (6.88m x 3.91m) A light and spacious south facing room with UPVC double glazed front aspect bay window, original parquet flooring, ornamental fire surround with raised hearth, two radiators, glazed double doors open into:

DINING ROOM 11' 10" x 10' 7" (3.61m x 3.23m) Original parquet flooring, radiator, glazed French window opens onto the rear garden, ample space for family dining table, door to kitchen

KITCHEN 12' 3" x 10' 1" (3.73m x 3.07m) Fitted with a range of units comprising base and wall mounted drawers and cupboards with complementary roll top work surface areas having tiled splashbacks, one and a half bowl stainless steel sink unit with chrome swan neck mixer tap, space and plumbing for automatic washing machine, space for free standing fridge/freezer, space for electric cooker, floor standing Baxi gas fired central heating boiler, original parquet flooring, UPVC double glazed rear aspect window with matching glazed door to rear garden

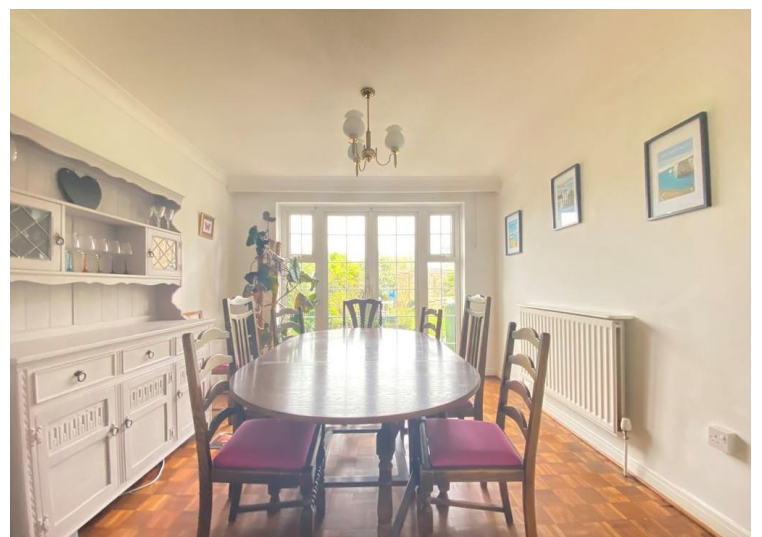
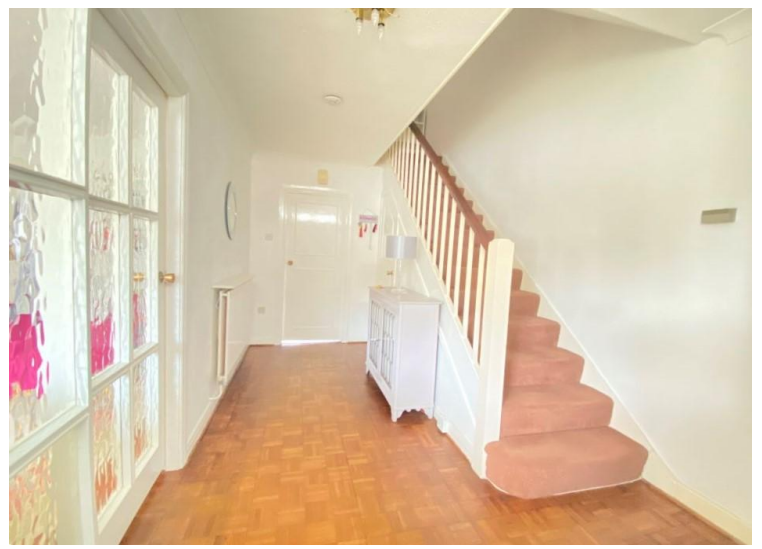
FIRST FLOOR LANDING Loft hatch, large built in airing cupboard housing lagged hot water cylinder with slatted wooden linen shelving

BEDROOM 1 14' 7" x 12' 7" (4.44m x 3.84m) A bright south facing room with UPVC double glazed front aspect window, radiator, exposed floorboards, two built in double wardrobes with sliding doors

BEDROOM 2 14' 1" x 9' 8" (4.29m x 2.95m) UPVC double glazed rear aspect window, radiator, built in double wardrobe with sliding doors and built in vanity unit comprising inset wash hand basin with tiled splashbacks and countertop, exposed floorboards

BEDROOM 3 12' 10" x 8' 2" (3.91m x 2.49m) UPVC double glazed front aspect window, radiator, exposed floorboards, deep built in storage cupboard with fitted shelving and hanging rail

BEDROOM 4 8' 5" x 7' 2" (2.57m x 2.18m) UPVC double glazed rear aspect window, radiator



BATHROOM Fitted with a coloured suite comprising bath with mixer tap, shower attachment, rail and curtain, low flush WC, pedestal wash hand basin, part ceramic tiled walls, radiator, obscure glazed UPVC rear aspect window

OUTSIDE - REAR Immediately to the rear of the property is a generous paved patio area making an idea area for outside seating and dining, the rest of the garden is laid to lawn with surrounding flower and shrub borders with a wooden garden shed at the rear of the garden. There is a small lean-to greenhouse and a gate giving rear access. The garden is partially enclosed by wood panelled fencing and a brick wall

OUTSIDE - FRONT To the front of the house is a small area of lawn and a pathway to the front door.

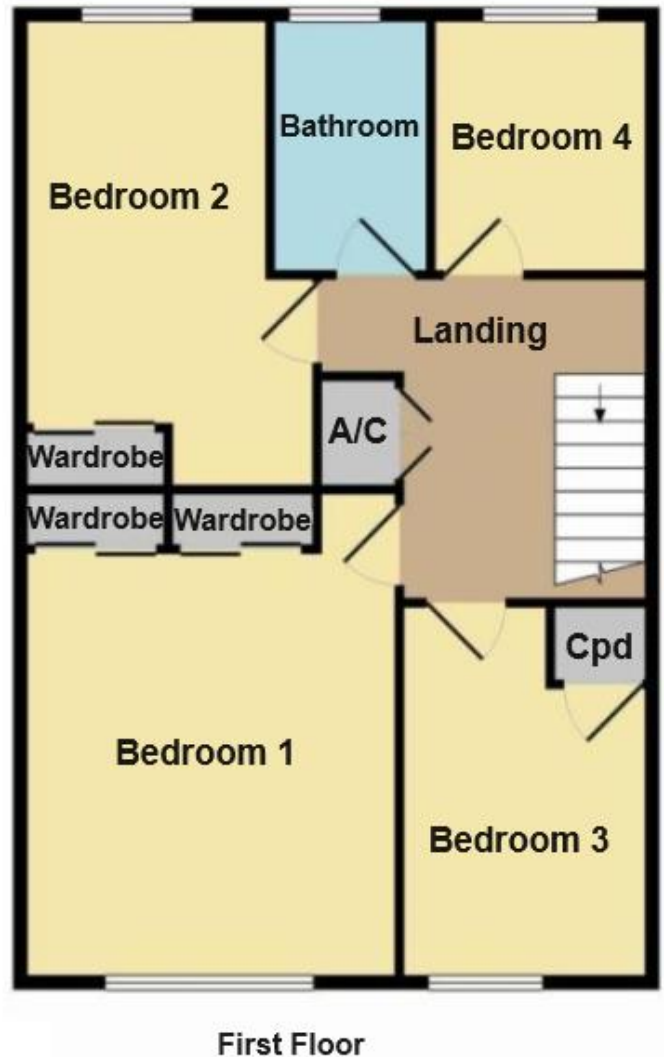
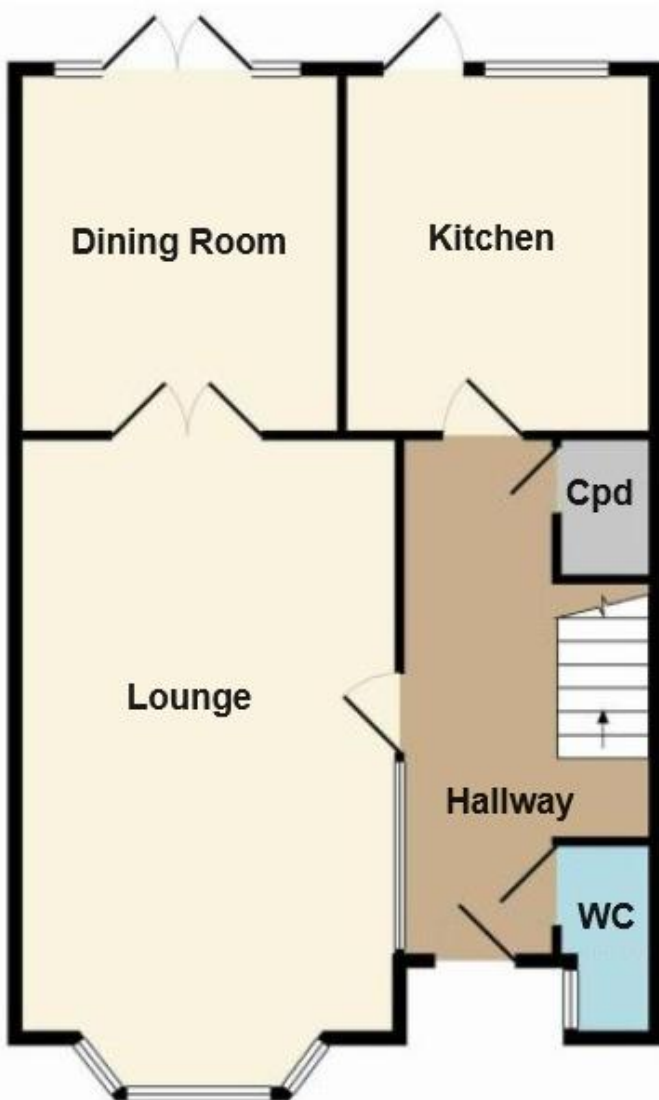
ESTATE CHARGES Annual estate fee of £679

COUNCIL TAX BAND 'E' 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: 15344**



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



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk