



## 68 Sandbanks Road, Lower Parkstone BH14 8BY

Nicely positioned close to Whitecliff Harbourside Park and a short walk away from Ashley Cross lies this charming character period three-bedroom semi-detached home. There is generous size accommodation on offer with features to include stripped wooden floors and doors, open fire place and balcony off the rear bedroom.

**EPC: 57 Council Tax Band: C Price: £425,000 Freehold**









## Key Features

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- CHARACTER PERIOD FAMILY HOME
- ENTRANCE HALLWAY
- FRONT LOUNGE/SNUG WITH BAY WINDOW
- DINING ROOM WITH OPEN FIRE LEADING INTO THE KITCHEN
- THREE BEDROOMS (BALCONY LOCATED OFF BEDROOM THREE)
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- GOOD SIZE SOUTHERLY ASPECT REAR GARDEN
- POPULAR SCHOOL CATHMENT
- EXCELLENT LOCATION CLOSE TO WHITECLIFF
- NO FORWARD CHAIN

## The Property

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Upon entering, the hallway leads off to the front lounge/snug with bay window and fireplace. Located behind there is a generous size dining room with open fire place and this area provides a spacious open plan feel leading into the kitchen.

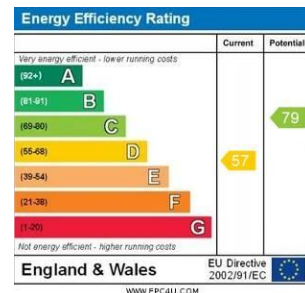
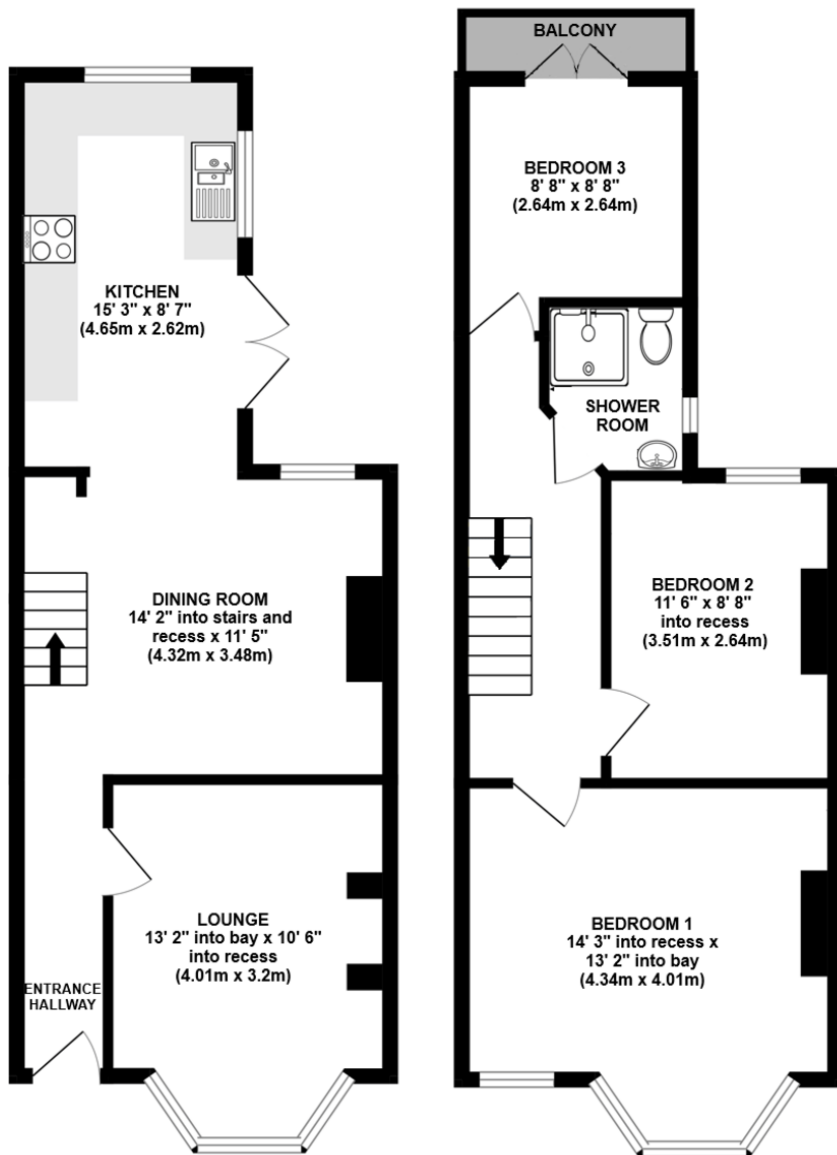
The stairs lead to the first floor where there is a large master bedroom the full width of the property located to the front. Bedroom two has a balcony overlooking the garden, and bedroom three plus a modern fitted shower room

completes the accommodation.

The outside front provides an off-road parking area with the rear garden enjoying a sunny southerly aspect.

This wonderful family home is situated within the popular Lilliput and Baden Powell school catchments. Close by you will find local amenities including a café within H2O water sports and Whitecliff Harbourside Park is a short walk away.





All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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