



Total area: approx. 164.1 sq. metres (1766.8 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 and 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.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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95 Ashley Road, Poole, Dorset, BH14 9BU
Offers in Excess of £550,000

**** CHARACTER FAMILY HOME ** SOUTHERLY-FACING GARDEN ** ALMOST 1,800 SQUARE FEET OF LIVING ACCOMMODATION ** COURTHILL SCHOOL CATCHMENT AREA **** Link Homes Estate Agents are delighted to present for sale this charming four bedroom, two bathroom detached family home situated in the much-desired BH14 postcode. Bursting with charm and benefitting from an array of fine features including four good-sized bedrooms, a separate living room with a gorgeous feature fireplace, a stylish kitchen with direct access onto Southerly-facing landscaped rear garden, a separate dining room with an exposed brick fireplace, a timeless four-piece bathroom suite on the ground floor with internal access to the garage, a three-piece bathroom suite on the first floor, a garage offering power and lighting and a shingle driveway with parking for multiple vehicles. This is a must-view to appreciate the wealth of living accommodation this family home to offer.

Ashley Road is situated in the BH14 postcode and positioned centrally between Boumemouth and Ashley Cross where you can find a range of independent bars, cafes, restaurants, the Ashley Cross Green, Waitrose, barbers, hairdressers and many other convenient useful amenities and attractions. Local schools and nurseries include Courthill Infants School, Baden Powell Junior School and Bright Horizons Montessori Day Nursery. Close by you can also find Boumemouth's award-winning sandy beaches. Boumemouth and Poole Town Centres are within driving distance and Parkstone & Branksome Train Stations are just a short walk away and connects to the mainline which takes you directly to London Waterloo in approximately two hours.



Ground Floor

Entrance Hallway

Coved ceiling, ceiling lights, smoke alarm, composite door with featured stain glass to the front aspect, picture rails, cupboard with the consumer unit enclosed, column radiator, understairs storage with the water cylinder enclosed, thermostat, alarm system, fitted coconut matt and laminate flooring.

Living Room

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed bay window to the front aspect, picture rails, longline radiator, feature fireplace with marble surround, power points and wooden flooring.

Dining Room

Coved ceiling, ceiling light, UPVC double glazed windows to the side aspect, wooden framed single glazed sash window to the side aspect, feature fireplace with log burner and exposed brick surround, radiator, storage cupboard, power points and laminate flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the side aspect, wooden framed Velux window to the rear aspect, UPVC double glazed French doors to the rear aspect, wall and base fitted units, space for an American style fridge/freezer, space for a washing machine, integrated dishwasher, one and a half bowl stainless steel sink with drainer and feature tap, six point gas hob with double oven and extractor fan, tiled splash back, power points and tiled flooring.

Bathroom

Coved ceiling, ceiling light, UPVC double glazed frosted window to the rear aspect, free standing bath with feature tap, walk-in waterfall shower with additional shower head, floating sink with storage, vanity cabinet, wall mounted mirror with feature lighting, toilet, longline radiator, underfloor heating, feature door leading to the garage and tiled flooring.

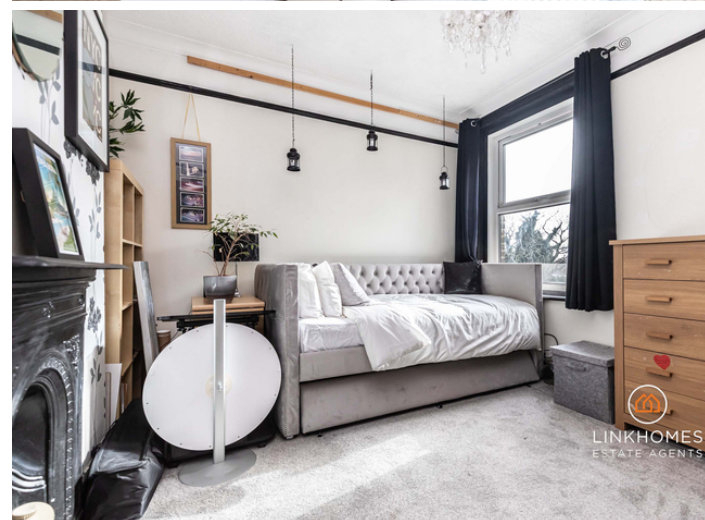
First Floor

Landing

Coved ceiling, ceiling light, smoke alarm, thermostat, loft hatch (partially boarded), airing cupboard, feature runner, wooden balustrades and carpeted flooring.

Bedroom One

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, feature fireplace, picture rail, power points and carpeted flooring.



Bedroom Two

Coved ceiling, ceiling light, smoke alarm, UPVC double glazed window to the rear aspect, radiator, feature fireplace, power points and carpeted flooring.

Bedroom Three

Coved ceiling, ceilings light, UPVC double glazed window to the rear aspect, feature fireplace, picture rails, power points and carpeted flooring.

Bedroom Four

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and original floorboard flooring.

Bathroom

Coved ceiling, downlights, UPVC double glazed frosted window to the side aspect, enclosed waterfall shower with additional shower head, pedestal sink, toilet, column radiator, wall mounted vanity, wall mounted mirror, underfloor heating and tiled flooring.

Outside

Garden

Southerly-facing, laid to patio and artificial lawn, pathway, surrounding wooden fences, surrounding shrubbery, outside tap, outside light, external access to the garage, palm trees, shingle area and vegetable patch.

Garage

Pitched roof, power and lighting.

Driveway

Shingle driveway with parking for multiple vehicles, block paved area, surrounding wooden fences and hedges and access to the garage.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £17,500
Moving Home: £17,500
Additional Property: £45,000