



LINKHOMES  
ESTATE AGENTS

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Total area: approx. 211.0 sq. metres (2271.0 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 Planipix.



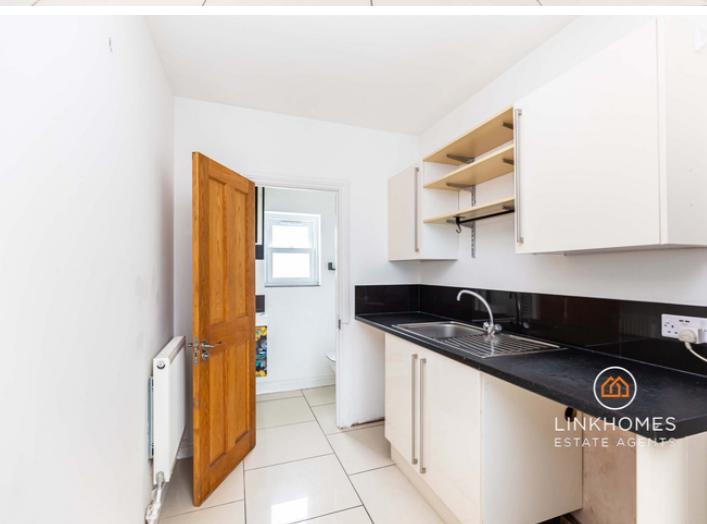
146 Ashley Road, Poole, Dorset, BH14 9BX  
Offers Over £550,000

**\*\* PERFECT FAMILY HOME \*\*** \*\* ARRANGED ACROSS THREE FLOORS \*\* 2271 SQUARE FEET OF LIVING ACCOMMODATION \*\* COURTHILL SCHOOL CATCHMENT AREA \*\* Link Homes Estate Agents are delighted to present for sale this beautiful six-bedroom, three-bathroom semi-detached home, situated in the highly sought-after BH14 postcode. This impressive property offers an array of fine features, including six generously sized bedrooms arranged over three floors, with bedroom one benefiting from an en-suite, two bright and airy reception rooms, both featuring charming fireplaces, a spacious and sociable open-plan kitchen/dining room, separate utility room with a WC, a stylish four-piece family bathroom suite on the first floor and an additional three piece bathroom suite on the second floor. Externally, the home features a low-maintenance landscaped rear garden, complete with an outbuilding and workshop, along with a driveway providing off-road parking for multiple vehicles. A viewing is highly recommended to fully appreciate the wealth of accommodation on 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.

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.





### Ground Floor

#### Entrance Hallway

Coved and smooth set ceiling, ceiling light, wooden front door with glass to the front aspect, radiator, smoke alarm, consumer unit, understairs storage space, power points, wooden balustrades leading to the first floor and wooden flooring.

#### Living Room

Coved and smooth set ceiling, ceiling light, two UPVC double glazed sash windows to the front aspect, power points, radiator, television point, Quartz fireplace and wooden flooring.

#### Family Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed sash windows to the side aspect, radiator, feature fireplace, power points with USB charging and wooden flooring.

#### Kitchen/Diner

Coved and smooth set ceiling, ceiling light, UPVC double glazed sash windows to the side and rear aspect, UPVC double glazed door to the rear aspect, wall and base fitted units, Quartz worktops, wine cooler, integrated 'Beko' America style fridge/freezer, integrated 'Smeg' microwave, four point 'Bosch' induction hob, 'Premier range' extractor fan and integrated 'Bosch' oven, glass splash back, one and a half bowl stainless steel tap with feature hot tap, space for a dishwasher, breakfast bar, power points, thermostat, wooden log burner and tiled flooring.

#### Utility room

Smooth set ceiling, ceiling light, UPVC double glazed frosted glass door to the front aspect, radiator, wall and base fitted units, space for a washing machine, space for a tumble dryer, stainless steel sink with drainer, power points with USB charging and tiled flooring.

#### Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted sash style window to the rear aspect, 'Wooster' combination boiler, stainless steel heated towel rail, sink with storage, tiled splash back, toilet, wall mounted mirror and tiled flooring.

### First Floor

#### Landing

Coved and smooth set ceiling, ceiling lights, smoke alarm, wooden balustrades, storage with mirrored front and lighting, power points, radiator and carpeted flooring.

#### Bedroom one

Coved and smooth set ceiling, ceiling lights, UPVC double glazed sash style window to the rear aspect, radiator, power points, single wardrobe, television point, triple wardrobe, en-suite shower room and carpeted flooring.

#### En-suite

Smooth set ceiling, ceiling light, UPVC double glazed frosted sash window to the side aspect, wall mounted mirror, sink with storage, toilet, stainless steel heated towel rail, walk-in double shower with overhead rainfall shower and tiled flooring.

#### Bedroom two

Coved and smooth set ceiling, ceiling light, UPVC double glazed sash style window to the front aspect, radiator, built-in wardrobes, radiator, power points and carpeted flooring.

#### Bedroom three

Coved and smooth set ceiling, ceiling light, UPVC double glazed sash style window to the side aspect, radiator, power points, recess shelving and carpeted flooring.

#### Bedroom four

Coved and smooth set ceiling, ceiling light, UPVC double glazed sash style window to the front aspect, radiator, power points and carpeted flooring.

#### Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted sash window to the side aspect, panelled bath with overhead shower, toilet, wall mounted sink with storage, wall mounted mirror with lighting, double walk-in shower with rainfall shower, part tiled walls, storage cupboard, stainless steel heated towel rail and tiled flooring



### Second Floor

#### Landing

Smooth set, ceiling light, wooden balustrades and carpeted flooring.

#### Bedroom five

Coved and smooth set ceiling, ceiling light, UPVC double glazed sash style window to the rear aspect, radiator, power points with USB charging and carpeted flooring.

#### Bedroom six

Smooth set ceiling, ceiling light, Velux style window, fitted wardrobe, radiator, power points, eaves storage and carpeted flooring.

#### Bathroom

Smooth set ceiling, ceiling light, skylight, extractor fan, part tiled walls, toilet, panelled bath with rainfall shower, sink with storage, wall mounted mirror, stainless steel heated towel rail and tiled flooring.

### Outside

#### Garden

Laid to artificial lawn, outside lighting, outside tap, raised planters, patio area, pathway leading to the outbuilding, surrounding shrubbery, a shed and wooden fences.

#### Outbuilding/workshop

Pitched wooden roof with dual aspect single glazed windows to the front and side, UPVC double glazed doors, smoke alarm, ceiling lights, power points, laminate flooring, outside lighting and wooden decking with seating area.

#### Courtyard

Lighting, log storage, outside tap, side gated access and laid to Indian sandstone.

#### Driveway

Tarmacked driveway with space for multiple vehicles, storage, side gated access, outside light and surrounding shrubbery.

### Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C - Approximately £2,133.33 per annum.

### Stamp Duty

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