

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



13 CHAPEL ROAD, POOLE, DORSET, BH14 0JU



£ 3 2 9 , 9 5 0

2 Double bedrooms

Many character features

Family bathroom with separate shower

Stripped wood flooring

Utility room

Walking distance to Ashley Cross

Courtyard garden with all day sun

Original sash windows

Council Band C: £1,614.13

Freehold

ABOUT THIS PROPERTY

An impeccably renovated 2 bedroom terraced cottage, large kitchen / breakfast room, separate living room with feature fireplace, utility room, sunny courtyard garden, luxurious family bathroom in the heart of Ashley Cross village.

This delightful Victorian cottage was originally built in 1901 and has been impeccably refurbished by the current owners throughout. Wood flooring flows through the hallway with the lounge immediately to the left, featuring plantation shutters on the original sash windows, fireplace with an original Edwardian tiled fire surround and display shelving. The kitchen is positioned at the back of the property and benefits from a range of hand-painted integral units complimented by oak shaker style worktops, a butler sink and useful walk-in pantry. Beyond here is a separate utility area offering ample storage and downstairs cloakroom & WC. From the utility room, you have access to the charming courtyard garden which is sunny all day. This area has been thoughtfully designed to allow for minimal maintenance while offering the perfect space to entertain guests. Upstairs, the generous sized master bedroom delivers the wow factor with an immediate flood of light from the twin aspect windows complimented by painted wood flooring. There is also good scope for development to go into attic space subject to planning. Adjacent is the second bedroom which is currently used as a library with carpet and chimney breast. The family bathroom gives the feeling of opulence with mosaic style tiling, bath and separate shower.

LOCATION

Located in the heart of Ashley Cross with it's array of cafes, bars and restaurants. The amenities of Poole and Bournemouth town centres are close by and the beautiful beaches at Sandbanks are within easy reach. Parkstone railway station is moments away, providing a direct link into London Waterloo in under 2 hours.





Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.

Energy Efficiency Rating

Very energy efficient - lower running costs		Current	Potential
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(56 to 68)	D	66	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES
VAT Number: 289586706