

TO LET

3 Chapel Road, Ashley Cross,  
Poole, Dorset BH14 0JU



PHILIPPA SOLE



£1,500 pcm

—

2 double bedrooms

Open plan kitchen, living dining room

Bathroom and separate shower room

Office

Modern kitchen with integral appliances

Newly fitted carpets throughout

Available end of June 2024

Band C - £1,909.11

[Click here for virtual tour](#)

## About this property

An impeccably and completely renovated, 2 double bedroom, end of terrace cottage, which has been extended and remodelled to include a large open plan kitchen/breakfast room, separate office and boot room, newly fitted first floor bathroom, ground floor second shower room, sunny courtyard garden, located in the heart of Ashley Cross village. Comes unfurnished and is available to let from the end of June 2024. Pets are considered by the Landlord.

This delightful Victorian cottage was originally built in 1901 and has been impeccably refurbished and remodelled throughout by the current owners. The entrance porch leads into the large open plan living/dining room with wooden flooring throughout. The kitchen is positioned to the rear of the room overlooking the rear garden and features a range of units complemented by wooden work-tops, internal drawers, stainless steel cooker and gas hob, tall integrated fridge freezer, washing machine and dishwasher. Under the stairs is a large storage cupboard. Beyond here is a separate study/bedroom offering ample storage and access to a newly fitted shower room/and downstairs cloakroom & WC. From this room, you have access to the charming sunny courtyard garden. This area has been thoughtfully designed to allow for minimal maintenance with faux grass and decking offering the perfect space to entertain guests. Upstairs, the generous sized main bedroom with an immediate flood of light from the large front windows. The second double bedroom overlooks the rear of the property. The family bathroom features a bath, wc and basin/vanity unit. There is also good scope for development into attic space, subject to planning. To the side rear of the property is a gated alleyway giving access to the rear of the property.

NB: Agents note there is a right of way that runs at the rear of the garden, for access to the adjoining properties.

## Location

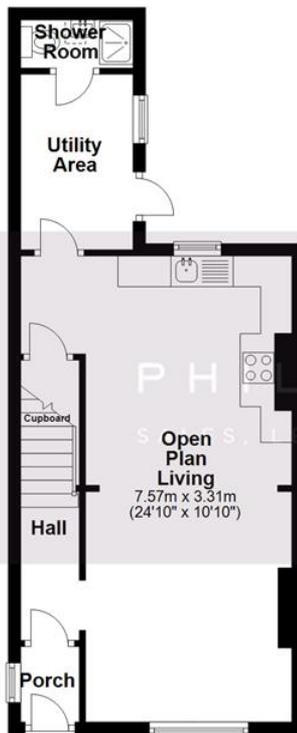
Located in the heart of Ashley Cross, with it's array of cafes, bars and restaurants. The amenities of Poole and Bournemouth town centres are close by and the beautiful beaches at Sandbanks are within easy reach. Parkstone railway station is moments away, providing a direct link into London Waterloo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





**Ground Floor**

Approx. 39.9 sq. metres (429.0 sq. feet)



**First Floor**

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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