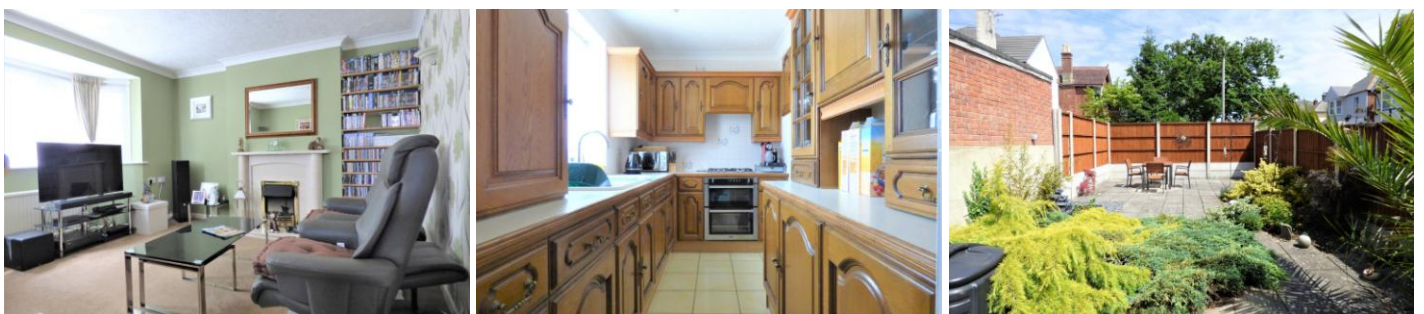


602B Ashley Road, Poole, BH14 0AL

**£245,000
Leasehold**



A rare opportunity to acquire a two bedroom, two reception room first and second floor maisonette with its own private access, garden and garage. The property is presented in lovely condition throughout having been well maintained by the present owners and offers spacious and well configured accommodation comprising sitting room, dining room, kitchen, two double bedrooms, family bathroom and separate WC. Other benefits include a private garden, parking for several cars and a detached garage. The property is conveniently situated being within a short walk of all local amenities.

ACCESS TO THE PROPERTY Is via a wooden on Kipling Road gate leading to a short flight of concrete steps up to:

PART GLAZED UPVC FRONT DOOR Opening into:

ENTRANCE VESTIBULE With coat hooks, radiator and a staircase rising to:

FIRST FLOOR LANDING Radiator, understairs storage cupboard, staircase rising to second floor

LOUNGE 14' 1" into bay x 14' (4.29m x 4.27m) UPVC double glazed front aspect bay window, panelled radiator, an Italian polished marble decorative fireplace with inset electric fire provides a cosy focal point

DINING ROOM 14' x 9' 5" (4.27m x 2.87m) UPVC double glazed rear aspect window, panelled radiator, an archway leads through to:

KITCHEN 10' 11" x 6' 1" (3.33m x 1.85m) Fitted with a range of units comprising both base and wall mounted drawers and cupboards with complementary worksurfaces areas having ceramic tiled splashbacks, one and a half bowl sink unit with chrome swan neck mixer tap, Stoves stainless steel electric oven with matching four ring gas hob with extractor hood above, UPVC double glazed rear aspect window, cupboard housing the gas fired central heating combi boiler, tiled floor

BATHROOM Fitted with a contemporary white suite comprising wall hung wash hand basin with chrome mixer tap, panel enclosed bath with mains shower and shower screen, chrome ladder style heated towel rail, wall mounted mirror fronted medicine cabinet, UPVC obscure double glazed front aspect window, tiled floor

WC Comprising low flush WC, radiator, tiled floor, small obscure UPVC double glazed side aspect window, built in storage cupboard

SECOND FLOOR LANDING Access to loft hatch, there are three large full height built in walk in storage cupboards with one having space and plumbing for an automatic washing machine

BEDROOM 1 12' 1" x 11' 2" (3.68m x 3.4m) UPVC double glazed front aspect window, panelled radiator, mirror fronted double wardrobe, two built in eaves storage cupboards



BEDROOM 2 14' x 9' 11" (4.27m x 3.02m) UPVC double glazed rear aspect window, panelled radiator

OUTSIDE From Kipling Road a pair of wooden gates open onto a generous driveway providing off road parking for several vehicles. Steps lead up to a personal door giving rear access to a **DETACHED SINGLE GARAGE**. Adjoining the driveway is the private garden which has been predominantly laid to paving for ease of maintenance interspersed by various flowering plants and shrubs. There is a water feature and the whole garden is enclosed by wooden panelled fencing. There is an outside electrical point and water tap

GARAGE A detached single garage with up and over door, power and light. The garage is accessed via a shared driveway.

TENURE Leasehold with 160 years remaining.

We have been informed that there are no restrictions on pets.

GROUND RENT £25.00 p.a.

MAINTENANCE No on-going maintenance charge

NOTE: We would recommend that the information contained in these details is verified prior to purchase.

COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Ref: 14344





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