

**139 Ashley Road, Parkstone, Poole,
BH14 9DL**

**Price Guide:
£325,000
Freehold**



****FOR SALE BY INFORMAL TENDER. ALL OFFERS TO BE RECEIVED IN WRITING
BEFORE MIDDAY ON THE 26TH JUNE****

A rare opportunity to acquire a detached house currently arranged as two flats which offers considerable scope for updating or reconfiguring back to a family home. The ground floor flat comprises hallway, sitting room, double bedroom, kitchen, utility and family bathroom. The second floor flat comprises hallway, sitting room, two bedrooms, kitchen, bathroom and separate WC. The property has the benefit of a private rear garden, UPVC double glazing and gas fired central heating to the ground floor flat. Offered for sale with vacant possession.

APPROACH From the road, a wrought iron gate opens onto a pathway which extends to a half glazed UPVC front door

SHARED ENTRANCE HALLWAY Laminate flooring, original decorative ceiling cornice and picture rail, front doors to ground and first floor flats

GROUND FLOOR FLAT

HALLWAY Picture rail, radiator, understairs storage

SITTING ROOM 15' 5" into bay x 13' (4.7m x 3.96m) UPVC double glazed front aspect square bay window, original decorative ceiling cornice and rose, picture rail, two radiators

BEDROOM 12' x 11' 7" (3.66m x 3.53m) UPVC double glazed rear aspect window, original decorative ceiling cornice and picture rail, radiator

KITCHEN 12' x 7' 2" (3.66m x 2.18m) Fitted with a simple range of units comprising base and wall mounted drawers and cupboards with complementary worksurface areas having ceramic tiled splashbacks, single drainer stainless steel sink with chrome mixer tap, space for electric cooker, tiled floor, radiator, two UPVC double glazed rear aspect windows, half glazed UPVC door to rear garden. opening through to:

UTILITY AREA Two UPVC double glazed rear aspect windows, tiled floor, radiator, countertop with cupboards beneath and space and plumbing for automatic washing machine, wall mounted central heating boiler

BATHROOM White suite comprising panel enclosed bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin, low flush WC, ladder style heated towel rail, fully ceramic tiled walls, UPVC double glazed side aspect window

FIRST FLOOR FLAT Accessed via a door from the shared ground floor hallway with staircase rising to the first floor

FIRST FLOOR LANDING UPVC double glazed side aspect window, range of built in storage cupboards incorporating airing cupboard with hot water cylinder and linen shelving

SITTING ROOM 15' 4" x 11' 6" (4.67m x 3.51m) UPVC double glazed front aspect square bay window, original decorative ceiling cornice and picture rail, tiled open fireplace

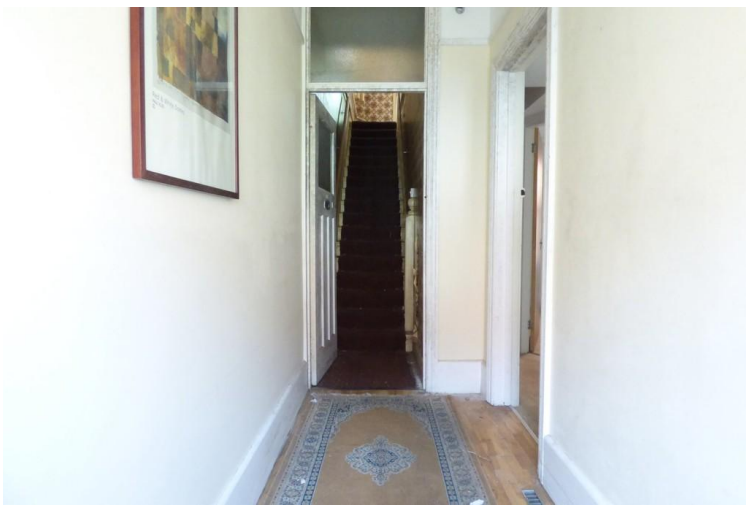
KITCHEN 11' 11" x 9' 7" (3.63m x 2.92m) Fitted with a basic range of units comprising base and wall mounted cupboards and drawers, roll top worksurface, tiled splashbacks, single drainer stainless steel sink unit, UPVC double glazed rear aspect window

BEDROOM 1 12' 1" x 11' 7" (3.68m x 3.53m) UPVC double glazed rear aspect window

BEDROOM 2/OFFICE 8' 4" x 5' 5" (2.54m x 1.65m) UPVC double glazed front aspect window

BATHROOM Bath, wall mounted wash hand basin, double glazed side aspect window

SEPARATE WC WC, UPVC double glazed side aspect window, loft hatch



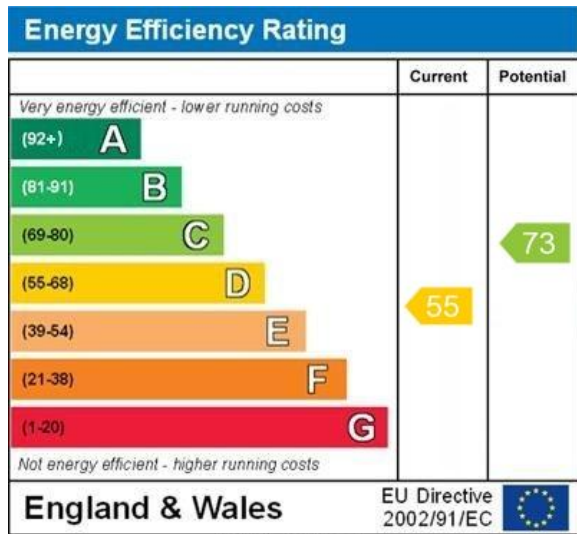
OUTSIDE - FRONT A pathway extends to the front door with a further pathway giving access to a wooden gate at one side of the house which leads to the rear garden

OUTSIDE - REAR The rear garden is mainly laid to lawn and there is a garden shed. To one side of the house is a paved patio area and pathway which extends down one side to a wooden gate giving access to the front.

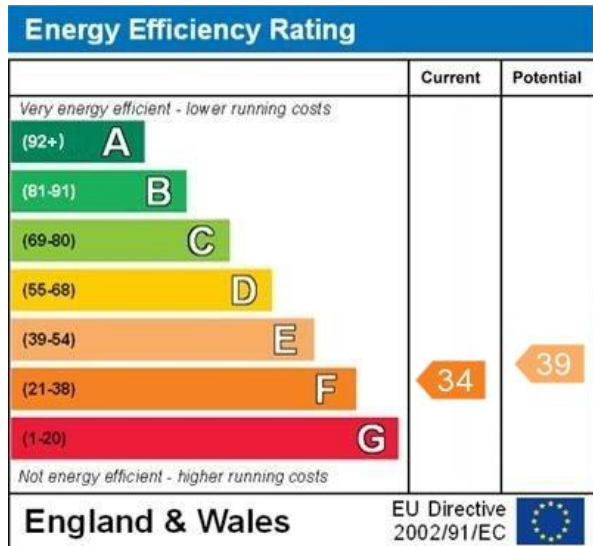
COUNCIL TAX BAND Both flats are band A. This information has been supplied by Bournemouth Christchurch & Poole Council, and we would suggest you verify this information prior to purchase.

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: 15112



EPC Graph for GFF



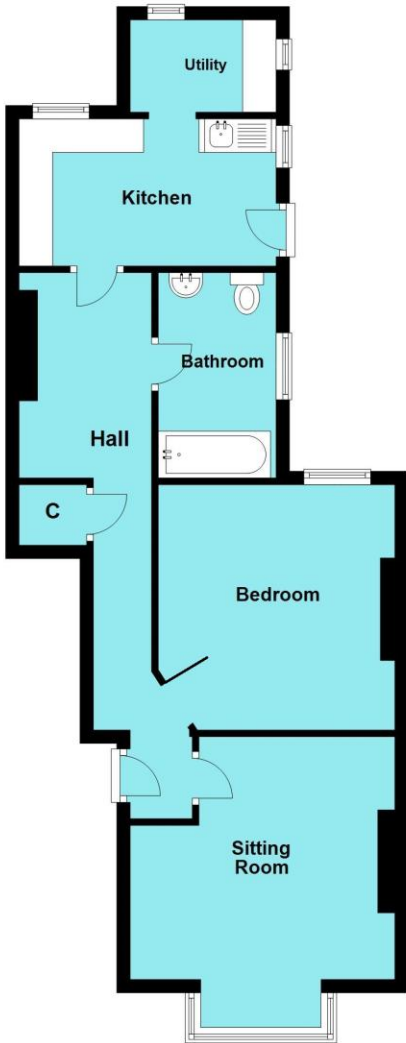
EPC Graph for FFF





Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



Total area: approx. 61.0 sq. metres (656.3 sq. feet)

First Floor

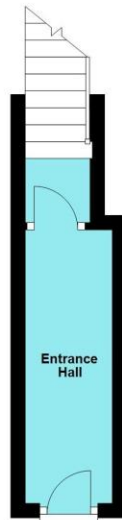
Approx. 59.1 sq. metres (636.6 sq. feet)



Total area: approx. 65.2 sq. metres (701.3 sq. feet)

Ground Floor

Approx. 6.0 sq. metres (64.7 sq. ft)



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 or 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.

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