

Parr Street, Ashley Cross, Poole BH14 0JY

A charming character end of terrace Victorian house nicely positioned within a short level walk of Ashley Cross. There is generous size living accommodation on offer set over three floors to include two reception rooms, kitchen/breakfast room and four bedrooms. Outside to the front there is off road parking with a courtyard style garden to the rear. This wonderful property does require modernisation and represents an ideal refurbishment project.

EPC: 65 Council Tax Band: D Price: £475,000 Freehold







Key Features

- CHARMING PERIOD HOME OFFERING LOTS OF CHARACTER
- ENTRANCE HALLWAY
- THROUGH LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY AREA & GROUND FLOOR CLOAKROOM
- FOUR BEDROOMS AND STUDY AREA LOCATED ON THE FIRST FLOOR
- SPACIOUS FAMILY BATHROOM WITH SEPARATE SHOWER
- BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING
- COURTYARD GARDEN
- SUPERB LOCATION A SHORT WALK AWAY FROM ASHLEY CROSS

The Property

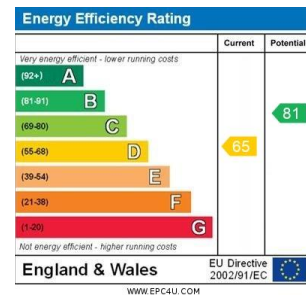
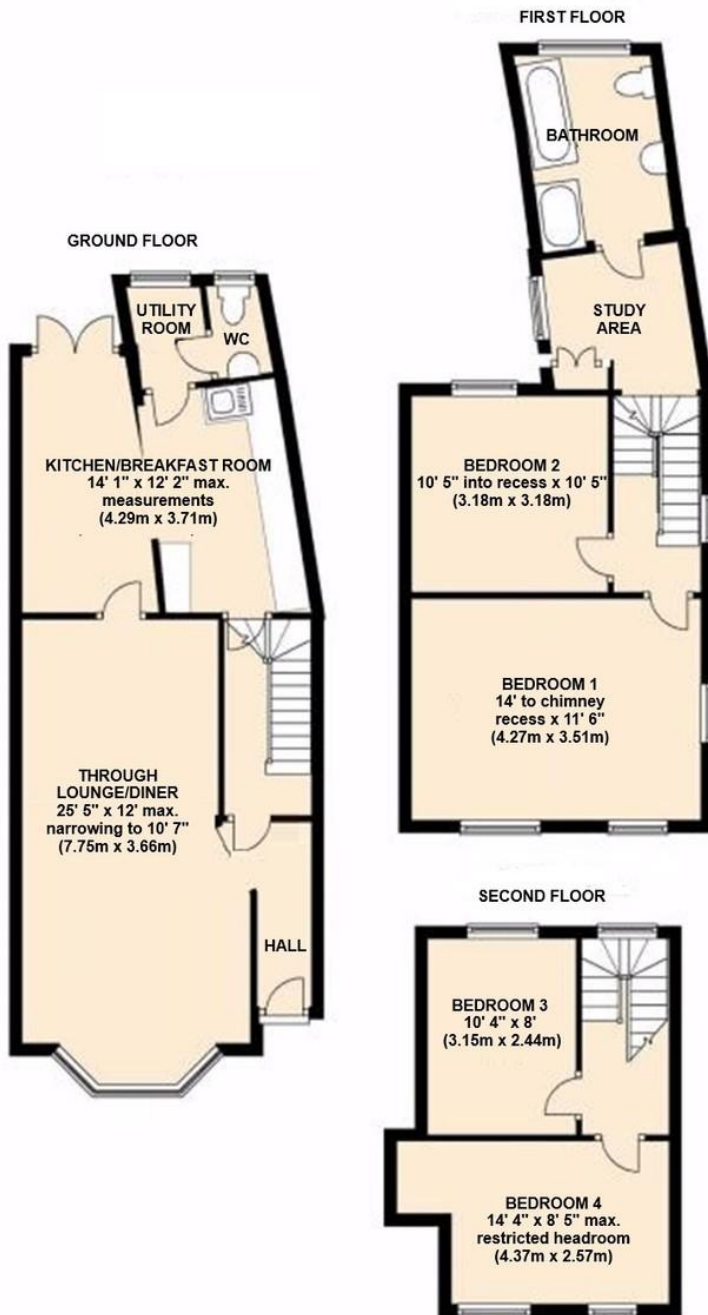
Upon entering the hallway a doorway leads through to the lounge/dining room with bay window, part exposed brick wall, wooden floorboards and log burner. A door leads to the stairs and the first floor accommodation and a doorway leads through to the kitchen/breakfast room with a fitted bench seat, ample storage units and this then leads to a ground floor cloakroom plus utility area.

On the first floor you will find two bedrooms serviced by a family bathroom with a separate shower cubicle plus a study area. Stairs then lead

to the second floor where there are two further bedrooms that complete the accommodation.

To the front there is a block paved driveway providing off road parking and there is a secluded courtyard rear garden which enjoys a sunny westerly aspect with a lean-to down the side of the property suitable for storage.

This wonderful period house enjoys a superb location being a short walk away from Ashley Cross with its fashionable bars, bistros, restaurants and a mainline London railway station.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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