

**15 Chapel Road, Ashley Cross, Poole,
BH14 0JU**

**£310,000
Freehold**



A charming two bedroom period cottage situated within the heart of Ashley Cross. The property has been sympathetically renovated and updated in recent years to create a stylish and contemporary home incorporating a spacious open plan living /dining room, a modern fitted kitchen and bathroom gas central heating and double glazing. The property also benefits from a private, walled courtyard garden.

ENTRANCE VIA UPVC multi point locking front door opens into:

ENTRANCE HALL Panelled radiator, doors to lounge/diner.

CLOAKROOM Comprising enclosed cistern WC, wall mounted wash hand basin.

LOUNGE/ DINER 25' 1" x 11' (7.65m x 3.35m) A light triple aspect room with a UPVC double glazed sash style window to the front aspect and UPVC French window to the rear opening out onto the court yard. two further small UPVC double glazed window to the side aspect, fireplace with raised tiled hearth and wood burner in situ, two panel radiators, staircase rising to the first floor.

KITCHEN 11' 10" x 5' 10" (3.61m x 1.78m) A modern fitted kitchen comprising base and wall mounted drawers and cupboards with complimentary roll top worksurface areas having ceramic tiled splash backs, one and a half bowl stainless sink unit with chrome mixer tap, electric oven with stainless steel four ring gas hob and matching extractor hood above, integrated dishwasher, space and plumbing for automatic washing machine, panelled radiator, space for fridge, two UPVC double glazed side aspect windows.

FIRST FLOOR LANDING Panelled radiator and loft hatch.

MASTER BEDROOM 14' 5" x 12' 7" (4.39m x 3.84m) A light double aspect room with two UPVC double glazed sash style front aspect windows, further UPVC double glazed side aspect window, panelled radiator.

BEDROOM TWO 9' 2" x 12' 4" (2.79m x 3.76m) UPVC double glazed rear aspect window, panelled radiator.

BATHROOM Steps from the landing lead down to the bathroom which has been fitted with a modern white suite comprising panel enclosed bath with mixer tap, shower attachment and shower screen, low flush WC pedestal wash hand basin, UPVC double glazed side aspect window, chrome ladder style heated towel rail, tiled floor, ceramic tiled walls.

OUTSIDE To the rear of the property there is a small walled court yard making an ideal space for outdoor seating or dining al fresco.

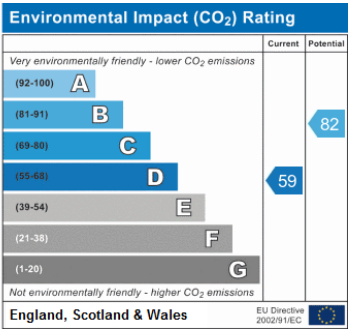
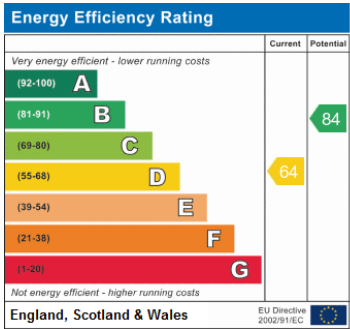


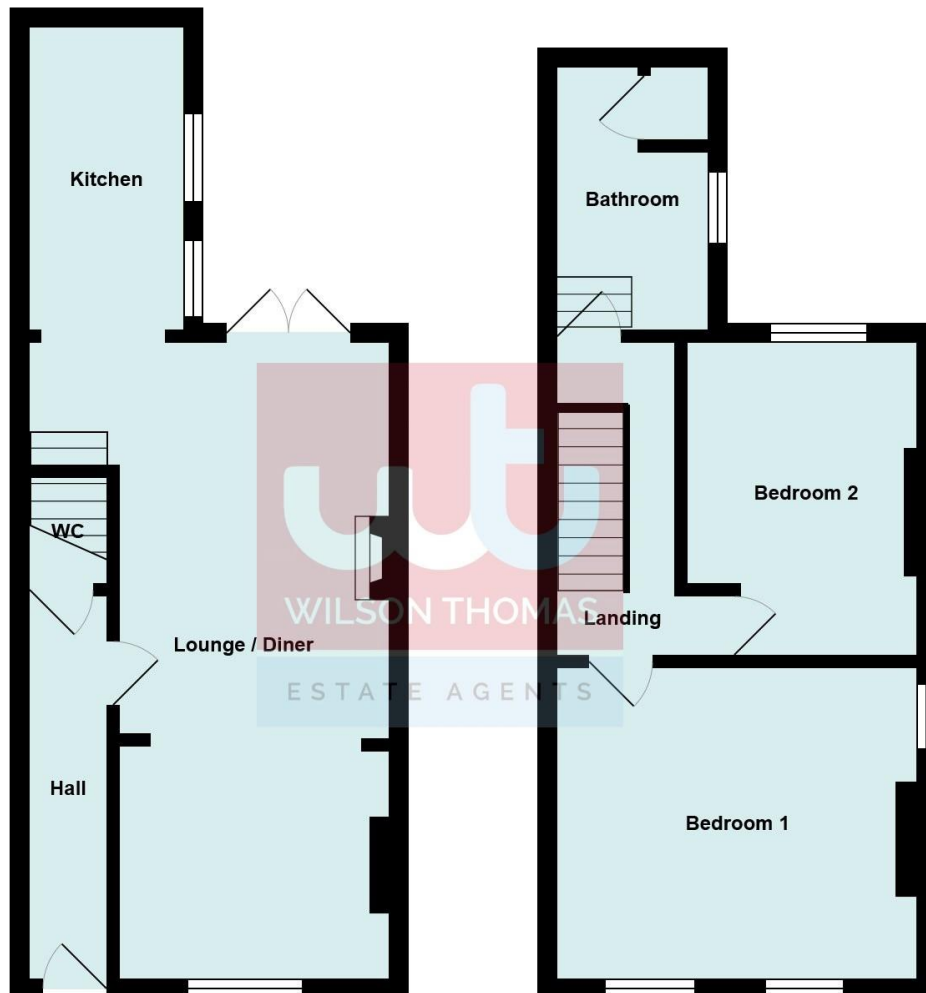
AGENTS NOTE Although there is no parking with the property a residents permit can be obtained from the council at a cost of around £60 per annum.

COUNCIL TAX BAND 'C' 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.

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