

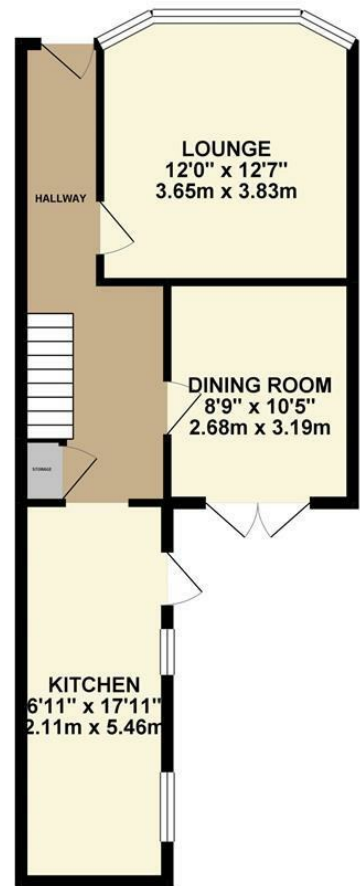
Oakdale

Tel: 01202 681113

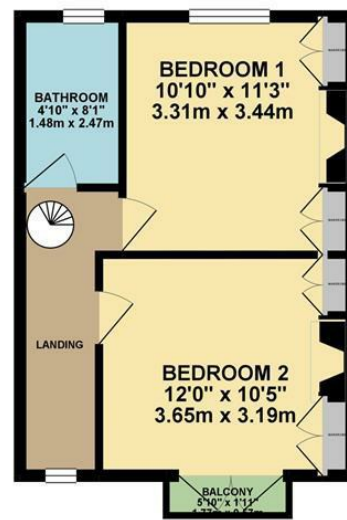
oakdale@keydrummond.com

www.keydrummond.com

GROUND FLOOR 477.78 sq. ft.
 (44.39 sq. m.)



1ST FLOOR 341.33 sq. ft.
 (31.71 sq. m.)



2ND FLOOR 145.34 sq. ft.
 (13.50 sq. m.)



TOTAL FLOOR AREA : 964.45 sq. ft. (89.60 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
 Made with Metropix 6/2019

Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE

113 Commercial Road, Ashley Cross, Poole, BH14 0JD

14 Dorchester Road, Oakdale, Poole, BH15 3JY

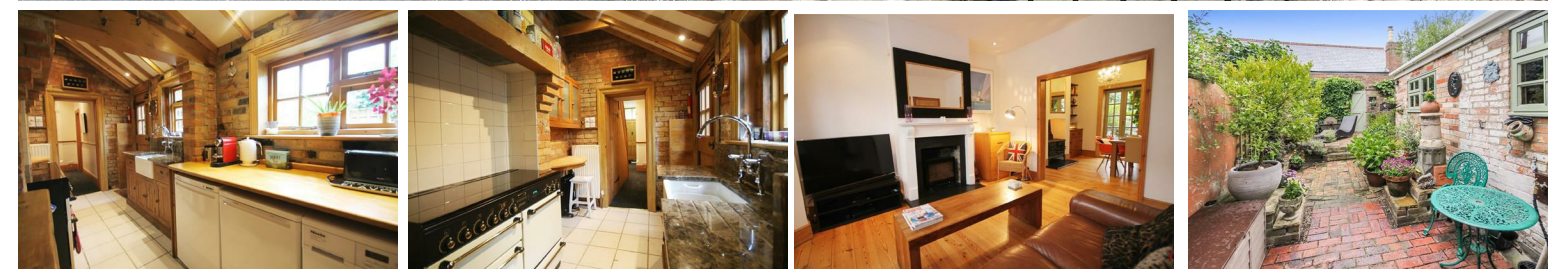
All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.



4 Parr Street, Lower Parkstone, Poole BH14 0JY Guide Price £375,000 Freehold

**** SALE AGREED BY KEY DRUMMOND **** A stunning terraced cottage situated within yards of the very popular Ashley Cross high street and green. Built in estimated 1884 the property benefits from entrance hallway, lounge, dining room, stunning kitchen with Welsh dresser, range cooker and marble sink worktop, modern family bathroom, TWO DOUBLE BEDROOMS, loft room, sash windows, central heating, feature fireplaces in lounge and both bedrooms, balcony from bedroom two, attractive rear garden, permit parking and NO FORWARD CHAIN. The property also benefits with granted planning permission to fully convert the loft into a third bedroom with en-suite.

- CHARMING TERRACE COTTAGE
- CHARACTER PROPERTY
- MODERN KITCHEN & BATHROOM
- PLANNING PERMISSION FOR 3RD BEDROOM
- IN THE HEART OF ASHLEY CROSS
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- COURTYARD GARDEN

Location:
The Lower Parkstone area offers easy access to the Blue Flag award winning beaches from Bournemouth to Sandbanks Peninsula ideal for the sun worshippers among you and the local marinas for the boating enthusiasts. Just a short hop over from Sandbanks to Studland and on to the start of the famous Jurassic Coastline.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victorian Green in the centre of the village offers variety of social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment, and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

Transport communications are excellent as the mainline railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Entrance Hall:

Lounge:
12'6" x 11'11" (3.83 x 3.65)

Dining Room:
10'5" x 8'9" (3.19 x 2.68)

Kitchen:
17'10" x 6'11" (5.46 x 2.11)

From the Hall, stairs to First Floor Landing:

Bedroom One:
11'3" x 10'10" (3.44 x 3.31)

Bedroom Two:
11'11" x 9'6" (3.65 x 2.91)

Family Bathroom:
8'1" x 4'10" (2.47 x 1.48)

From the First Floor Landing, Spiral Staircase to

Loft Room:
14'7" x 9'11" (4.45 x 3.03)

Gated Front Garden:

Attractive Courtyard Garden:

Permit Parking:
Two parking permits which are transferrable and cost £55 per year.

Agent Note:
Granted planning permission for the loft room to be converted into the third bedroom with en-suite.

Tenure: FREEHOLD
SAT NAV: BH14 0JY
EPC rate: E 2011
Council Tax Band: B £1,458.76 2019/2020
School Catchment Area:
Please contact the Borough of Poole for current admission information:-
school.admissions@poole.gov.uk

