



35 Charmouth Grove, Ashley Cross, Poole BH14 0LP

A three-bedroom, two reception room detached family home enjoying a generous plot with great potential and situated just a moment's walk from the heart of Ashley Cross.

EPC: 61 Council Tax Band: E Price: £630,000 Freehold

 **3**
 **1**
 **2**





Key Features

- NO FORWARD CHAIN
- HUGE POTENTIAL TO EXTEND & MODERNISE (STPP)
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- THREE GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM & SEPARATE CLOAKROOM
- GENEROUS FRONTAGE
- GARAGE & DRIVEWAY PROVIDING AMPLE PARKING
- LARGE SOUTH FACING REAR GARDEN

The Property

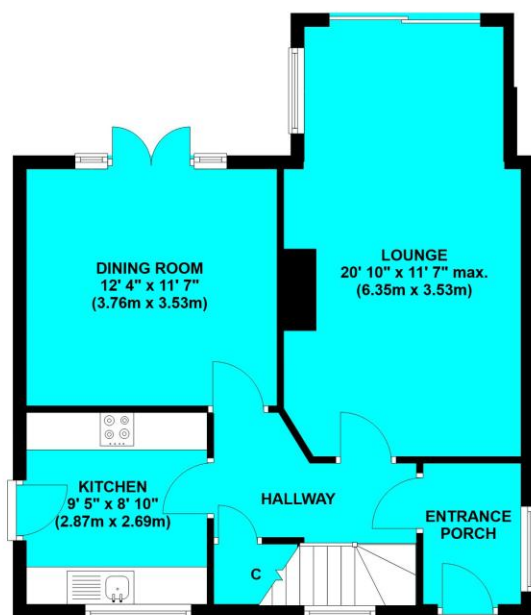
This detached home is situated in a sought-after location, just a moment's walk away from the bustling centre of Ashley Cross, yet enjoying a large plot providing great scope for extension and modernisation.

The property, which benefits from central heating and double glazing, is perfectly liveable, but is now in need of updating and this provides a wonderful opportunity for those purchasers wishing to put their own stamp on a home. The property enjoys a wide frontage with double gates opening onto an in and out driveway and a further pillar and gate then opening to a wide side driveway providing either further parking or space to extend. The

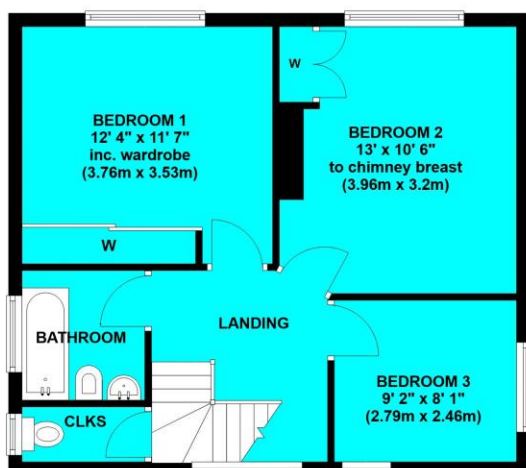
accommodation comprises of an entrance porch leading to the reception hall with the lounge having patio doors overlooking the rear garden, a separate dining room with French doors to the garden, kitchen. A staircase from the hallway leads to a half landing where there is a cloakroom, and then in turn to the main galleried landing where there are three bedrooms and the bathroom.

To the rear of the property there is a detached garage and shed, this then leads in turn to the large rear garden where there is a raised terrace stepping down to a generous expanse of lawn with mature borders stocked with a number of shrubs and enclosed by fencing.

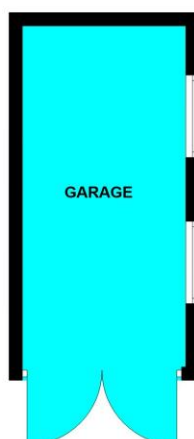
Ground Floor
Approx. 54.5 sq. metres (587.1 sq. feet)



First Floor
Approx. 48.2 sq. metres (518.7 sq. feet)



Outbuilding
Approx. 12.5 sq. metres (134.2 sq. feet)



Total area: approx. 115.2 sq. metres (1240.1 sq. feet)

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 and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office

Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

