

Luxury+Prestige

# 12 GERVIS CRESCENT

ASHLEY CROSS, POOLE, BH14 0LR































# TAKE A STEP INSIDE



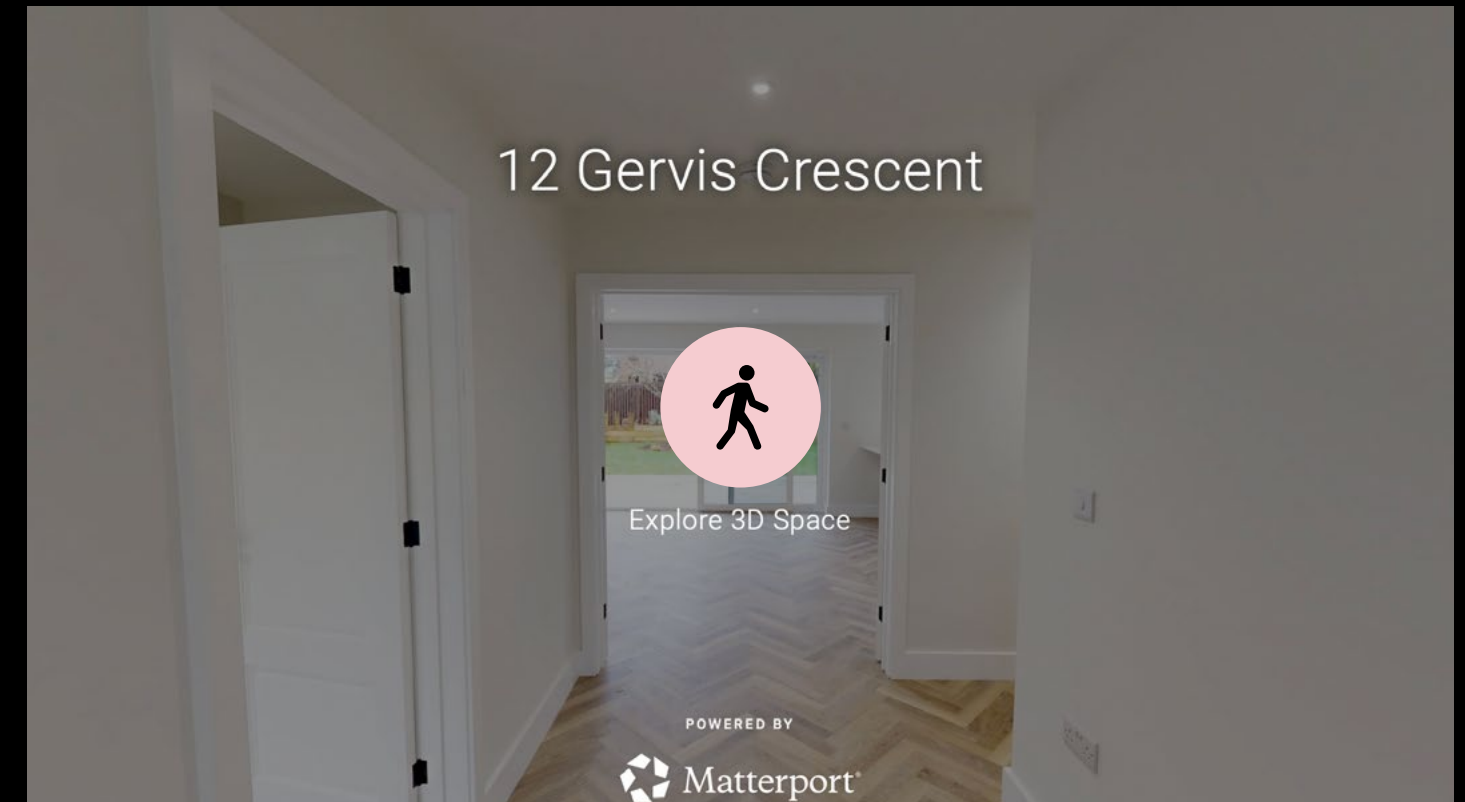
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

**Matterport™**

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.



# Floorplan

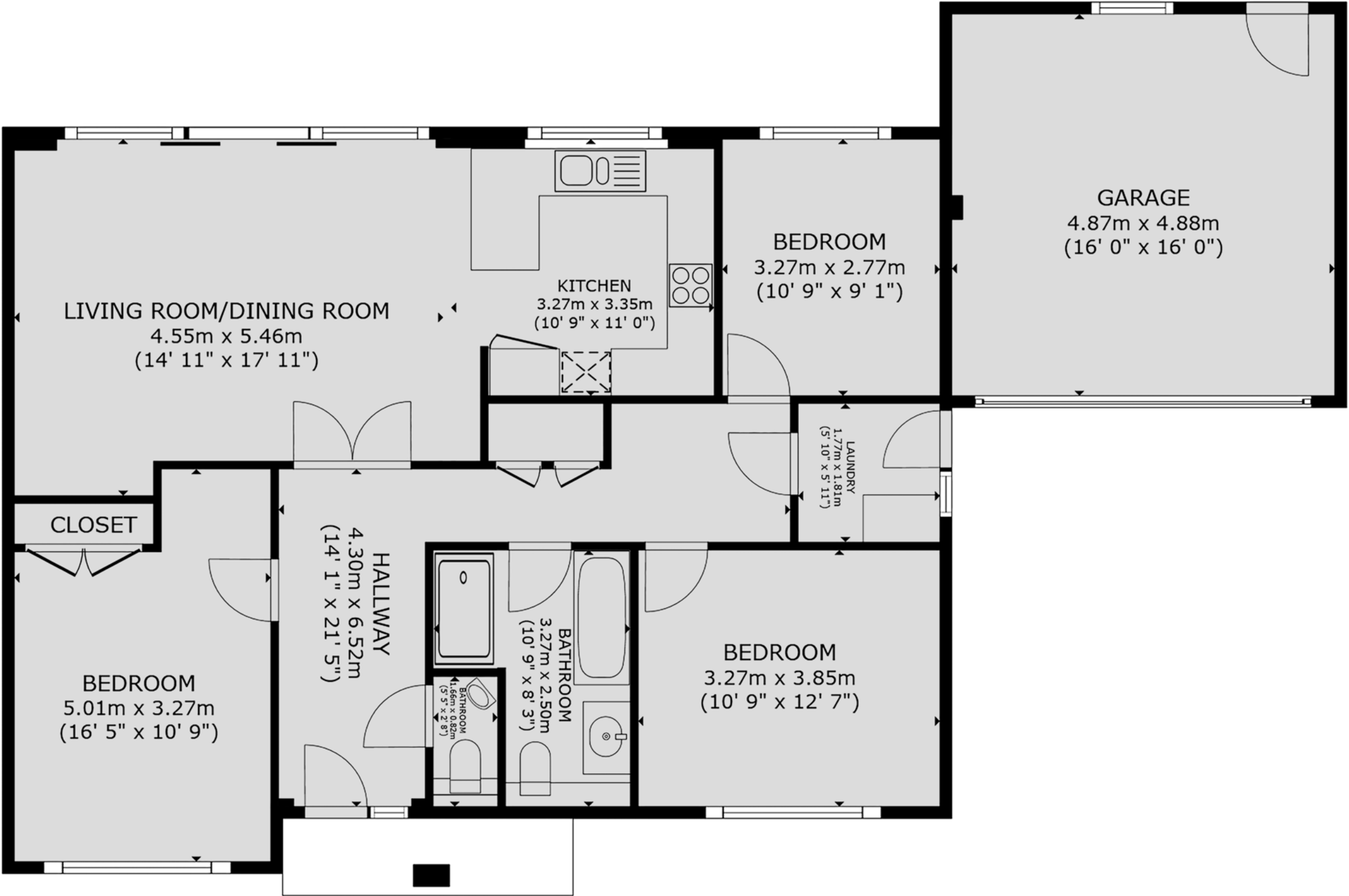
12 Gervis Crescent  
Ashley Cross, Poole, BH14 0LR

GROSS INTERNAL AREA

House: 1,111 sq. ft / 103 m²

Garage: 256sq. ft / 24 m²

Sizes and dimensions are approximate, actual may vary.





# Summary

**An extensively refurbished three-bedroom bungalow situated in a quiet cul-de-sac in the heart of Ashley Cross.**

This spacious home has been completely remodelled and re-imagined both internally and externally to an impeccable standard. The accommodation comprises three generous double bedrooms and a luxurious open-plan kitchen/living/dining area, featuring sliding doors that open directly onto a beautifully landscaped rear garden. There is a stunning fully tiled family bathroom, complemented by an additional cloakroom and a separate utility room. The property extends to approximately 1,111 square feet and benefits from a large double garage with an electric up-and-over door.

To the front, the fully paved driveway provides parking for multiple vehicles and offers side access to the rear garden. The garden has been tastefully landscaped, featuring a spacious patio area adjoining the property, a level lawn and borders of mature hedging and shrubs. Ideally located within walking distance of Ashley Cross Green and excellent transport links, the property is offered with no forward chain and is available to view immediately.

# Details

Guide Price:	OIEO £900,000
Tenure:	Freehold
Lease Length:	N/A
Maintenance:	N/A
Ground Rent:	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £35,000** Additional Home   £80,000** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band E 2025/2026           £2,756.03pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Detached bungalow
- + Generous driveway with double garage
- + Three spacious double bedrooms
- + Fully tiled bathroom with bath and shower
- + Open plan living
- + Range of fitted appliances
- + Newly fitted windows and heating system
- + Large rear garden with paved terrace
- + Popular cul-de-sac in heart of Ashley Cross
- + No forward chain



# Our team



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