

**FOR SALE**



**Parr Street, Ashley Cross**  
**£300,000**

  
**MARTIN&CO**

## 15 Parr Street, Ashley Cross

£300,000

- **NO FORWARD CHAIN**
- **Ashley Cross location!**
- **council tax band 'D' = £2048 pa**
- **73 square metres**
- **PARKING & COURTYARD GARDEN!**

Located in the heart of Ashley Cross - this three bedroomed home is offered for sale with **NO FORWARD CHAIN!**

The property has double opening doors from the living room opening into a **CHARMING COURTYARD GARDEN**, with plenty of space for outside dining, & has easy access to the **PARKING** area at the rear of the development.



ENTRANCE HALL Ceiling light, laminate flooring. large understairs cupboard, laminate flooring.

LIVING ROOM Two ceiling lights, double glazed window & doors opening into the private garden. Radiator, laminate flooring.

KITCHEN Inset spotlights, double glazed bay window to front aspect, radiator. Range of wall & base units with worktop over & tiled splashbacks. Integrated fridge/freezer, cooker hood, gas hob with oven beneath, laminate flooring.

CLOAKROOM Ceiling light, toilet, basin with tiled splashbacks, extractor fan, radiator.

COURTYARD GARDEN With paved sun terrace & area laid to gravel, ideal for outside dining, gate leading to the parking area.

LANDING Ceiling light, loft hatch, airing cupboard with shelving & radiator.

BEDROOM Ceiling light, two double glazed windows to front aspect, radiator.

BEDROOM Ceiling light, double glazed window to rear aspect, radiator. BEDROOM Ceiling light, double glazed window to rear, radiator.

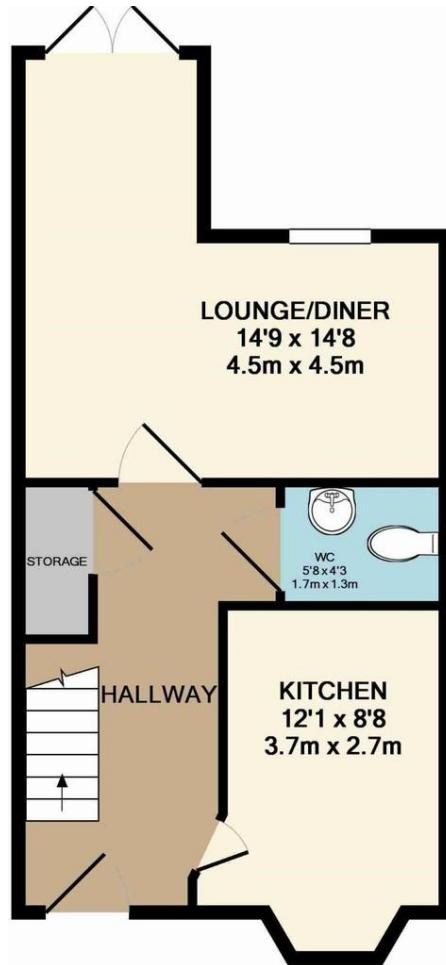
BATHROOM Ceiling light, extractor fan. Bath with shower attachment, basin & toilet, all with tiled splashbacks. Shaver point with light, radiator.



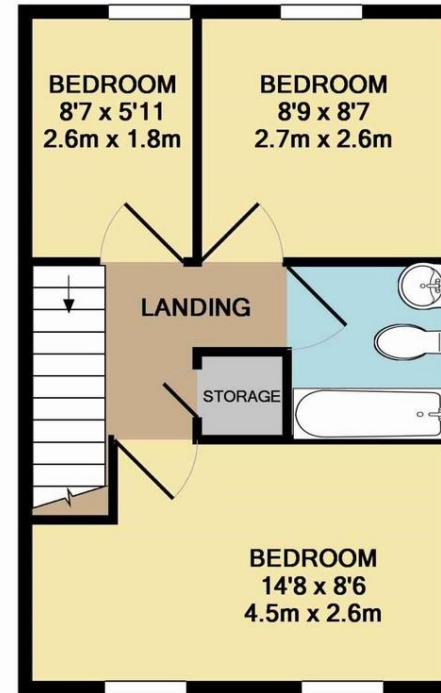
ALLOCATED PARKING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR

## Martin & Co Poole

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**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.