

**FOR SALE**



**Church Mews, Lower Parkstone**  
**£425,000**

  
**MARTIN & CO**



**Church Mews,  
Lower Parkstone, Poole  
£425,000**

- **\*\*\*NO FORWARD CHAIN\*\*\***
- central Ashley Cross location!
- 128 square metres
- council tax band 'D' = £2157pa
- garage & parking
- low maintenance rear garden
- being redecorated & recarpeted by the current owner
- new windows being fitted

Introducing this mid terrace townhouse in the highly sought-after Ashley Cross, but with no passing traffic. With no forward chain, this property boasts versatile accommodation, including three double bedrooms, perfect for a growing family or those seeking additional space. Furthermore, this home offers the convenience of a garage, parking, and additional visitors parking, ensuring there is always space for guests. The low maintenance fully enclosed garden provides a tranquil outdoor space to relax or entertain, while the gas central heating and ample storage throughout make for comfortable living. New owners will enjoy easy access to local amenities such as patisseries, coffee shops, and the Green. With the station just a stone's throw away offering a direct line to Waterloo, commuting has never been easier, for those who enjoy the outdoors, Poole Park is within walking distance, providing a lovely escape for leisurely strolls or family picnics.

**ENTRANCE HALL** Two ceiling lights, double cupboard with shelving & hanging rails, personal door to garage. Tiled flooring, radiator, further storage cupboard with shelving.

**KITCHEN/DINER** Inset spotlights, double glazed windows & doors opening into the paved sun terrace. Range of wall & base units with worktops over, stainless steel cooker hood, 'Creda' electric hob & oven beneath. Integrated fridge, space & plumbing for dishwasher, cupboard housing 'Worcester' boiler, tiled flooring, radiator.

**SUN TERRACE** With outside tap & lighting, fully enclosed low maintenance patio space, giving you the opportunity to add interest in the form of garden furniture or pots etc to suit your tastes.

**CLOAKROOM** Ceiling light, extractor fan, fully tiled, with toilet, basin & radiator, tiled flooring.

FIRST FLOOR LANDING Ceiling light, secure entry phone, radiator.

LIVING ROOM Inset spotlights, two double glazed windows to front aspect, two radiators, laminate flooring.

MASTER BEDROOM Ceiling light, double glazed window to rear aspect overlooking the garden, two double built in wardrobes with hanging rails & shelving, radiator.

ENSUITE SHOWER ROOM Ceiling light, extractor fan, fully tiled with enclosed corner shower cubicle, toilet & basin. Shaver point, heated towel rail style radiator, tiled flooring.

SECOND FLOOR LANDING Ceiling light, radiator, 'Velux' style window.

BEDROOM TWO Two 'Velux' style windows to front aspect, triple bank of built in wardrobes, radiator.

FAMILY BATHROOM Ceiling light, extractor fan, fully tiled, bath (with shower over), toilet & basin. Shaver point, heated towel rail style radiator, tiled flooring.

BEDROOM THREE Ceiling light, loft hatch, two 'Velux' style windows to rear aspect. Large built-in cupboard with hanging rail & multiple shelves, radiator.

GARAGE with up & over door, space & plumbing for washing machine, tumble dryer & free-standing fridge freezer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD  
T: 01202 710171 • E: poole@martinco.com

# 01202 710171

<http://www.poole.martinco.com>



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