

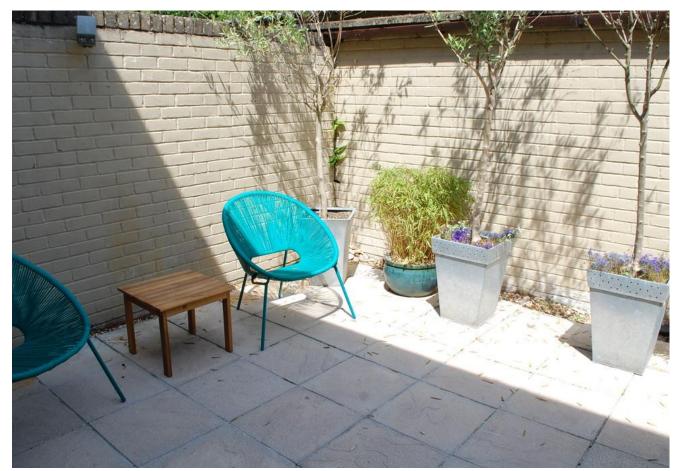






Church Mews, Lower Parkstone £425,000





## 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 mainatemce 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.

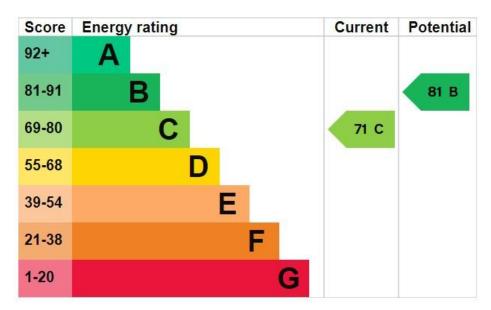
BEDROOM TWO Two 'Velux' style windows to front aspect, triple bank of built in wardrobes, radiator.

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

radiator.

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

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





## **Martin & Co Poole**

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

http://www.poole.martinco.com



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 less ors(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.

