



Ashley Road, Poole, BH14 9DL

£450,000

- Four Bedrooms
- Ample Off Road Parking
- Great HMO Potential (STP)
- Conservatory / South facing Garden
- On Bus Route / Shops Nearby
- Detached House
- Versatile Accommodation
- Separate Annexe To Rear
- GCH / UPVC Double Glazing
- Early Viewing Advised

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TREMENDOUS POTENTIAL! / SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE WITH SEPARATE ANNEXE / NO FORWARD CHAIN >>> Greys Estate Agents are delighted to offer this very spacious and versatile detached house situated on a main bus route and close to shops along Ashley Road. With ample parking and benefit of a separate annexe to the rear. For further information or to arrange a viewing please call Greys.



Council Tax Band: C



GROUND FLOOR

Hall

Lounge

14'9" x 12'1" (4.5m x 3.7m)

Kitchen

13'5" x 12'5" (4.1m x 3.8m)

Shower/Toilet

Ground Floor Bedroom

9'2" x 7'10" (2.8m x 2.4m)

Ground Floor Bedroom

15'5" max x 11'5" (4.7m max x 3.5m)

EnSuite Shower/Toilet

Conservatory

11'9" x 11'1" (3.6m x 3.4m)

FIRST FLOOR

Open Plan Lounge/Kitchen

28'10" x 16'4" (8.8m x 5m)

Bedroom

15'5" x 11'5" (4.7m x 3.5m)

Balcony

Bathroom

10'9" x 7'10" (3.3m x 2.4m)

Loft Room

14'5" x 8'10" (4.4m x 2.7m)

GARDEN ANNEXE / FORMER OFFICE

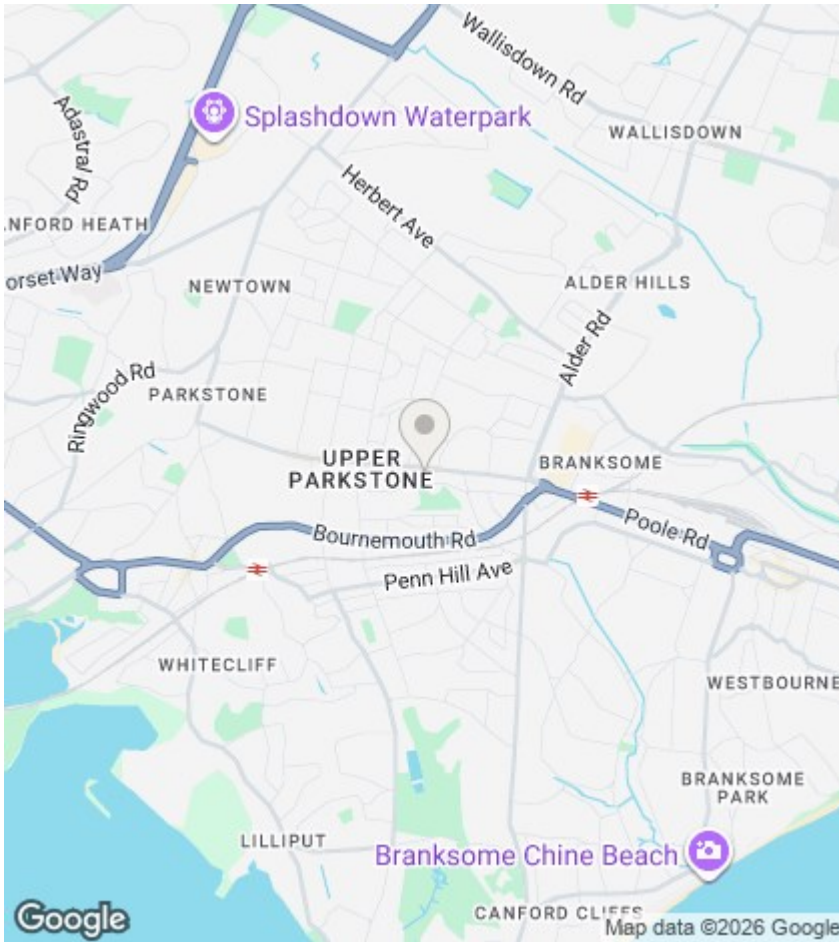
22'11" (approx) x 9'10" (approx) (7m (approx) x 3m (approx))

Side Covered Storage

19'0" (approx) x 6'10" (approx) (5.8m (approx) x 2.1m (approx))







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

D

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

