



26 Britannia Road  
, Poole, BH14 8BB

Guide price £375,000



## 26 Britannia Road

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Guide price £350,000-£375,000 - A charming three-bedroom period cottage situated in a quiet, pedestrianised lane in the heart of Ashley Cross village, ideally placed for its popular cafés, independent bakery, park, and local shops. Poole town centre and the renowned beaches at Sandbanks are just a short drive away, with the property also falling within the Lilliput and Baden Powell school catchment areas.

### Accommodation

A period-style entrance porch leads into the hallway with stairs rising to the first floor.

### Lounge

Front aspect sash-style double-glazed window, oak-effect flooring, carved timber mantle with slate hearth and cast iron multi-fuel burner, built-in storage, and downlighting.

### Kitchen / Dining / Day Room

Modern fitted kitchen (installed 2010) with white high-gloss units, oak-effect worktops, tiled splashbacks, and integrated appliances. Feature chimney recess, under stairs storage, oak-effect flooring, and door to the garden.

### Downstairs Cloakroom

Modern white suite with WC, wall-mounted basin, combination boiler, extractor, and frosted rear window.

### First Floor

Three bedrooms, all with sash-style UPVC double glazing, radiators, and TV/power points. The bathroom comprises a white suite with bath and shower over, vanity unit, chrome heated towel rail, extractor, and frosted window.

The loft is part-boarded, insulated, and accessed via a pull-down ladder.

### Outside

A private south-westerly facing courtyard garden to the rear with brick paving, timber store, and climbing plants.

The front garden is accessed via a private pedestrian lane and features a sweeping brick pathway, lawn, flower beds, shrubs, and a small apple tree.





## Viewing

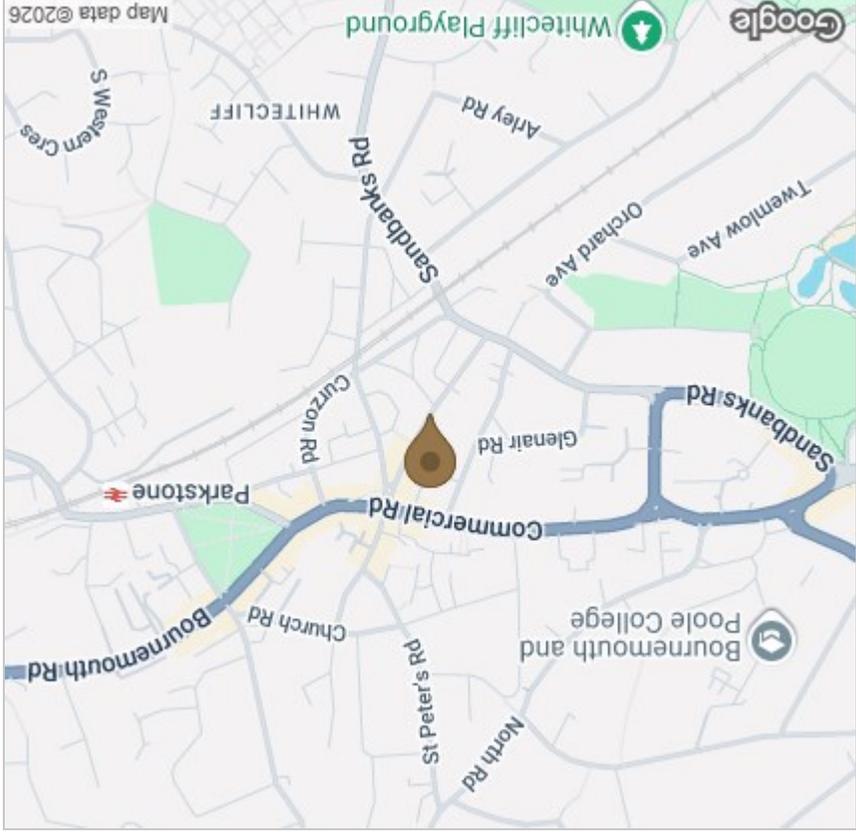
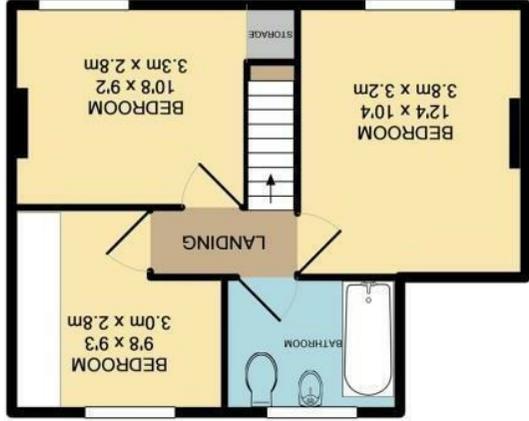
Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 404 SQ.FT.  
 (37.5 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 390 SQ.FT.  
 (36.3 SQ.M.)



Area Map

Energy Efficiency Rating	
Potential	85
Current	66
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G

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