



## 6 Springfield Road, Ashley Cross, Poole BH14 0LQ

Set within the popular Courthill & Baden Powell school catchments and occupying a superb location on the doorstep of Ashley Cross lies this charming, character three bedroom semi-detached family home. There is beautifully presented and generous size living accommodation to include lounge, dining room, 18ft approx. kitchen, breakfast room, loft room and family bathroom. A driveway provides off road parking, there is a low maintenance courtyard style rear garden and this wonderful property is offered with No Forward Chain.

**EPC: 65 Council Tax Band: C Price: £475,000 Freehold**







## Key Features

- CHARMING CHARACTER SEMI-DETACHED FAMILY HOUSE
- ENTRANCE HALLWAY, CLOAKROOM & WOODEN FLOOR
- LOUNGE WITH FEATURE FIREPLACE
- SEPARATE DINING ROOM
- 19ft APPROX. KITCHEN
- BREAKFAST ROOM LEADING TO THE REAR GARDEN
- LOFT ROOM & FAMILY BATHROOM
- OFF ROAD PARKING
- COURTHILL & BADEN POWELL SCHOOL CATCHMENTS
- SHORT WALK TO ASHLEY CROSS & NO FORWARD CHAIN

## The Property

Upon entering you are greeted by a welcoming entrance hallway with wooden floor, ground floor cloakroom, stairs to the first floor and understairs storage. Stripped wooden doors then lead to the front cosy lounge with feature gas fireplace and bay window. Located behind is the separate dining room with French style doors into the breakfast room with glass pitched roof, tiled floor and UPVC double glazed French doors leading to the garden. An archway from here then leads into the stylish country style kitchen with Belfast sink, matching tiled floor and a breakfast bar area.

On the first floor there are three bedrooms with the master to the rear and bedroom two to the front with fitted wardrobe and walk-in closet. A fully tiled family bathroom then completes the accommodation on this level.

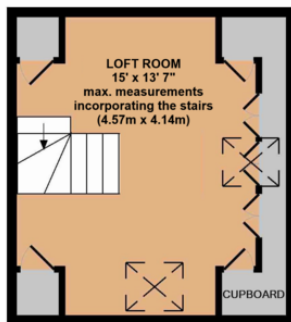
An inner landing area leads to stairs providing access to the second floor and loft room with eaves storage and a Velux style window providing a partial view of Poole Harbour.

A block paved driveway to the front provides off road parking and the well maintained courtyard style rear garden is set out with low maintenance in mind.

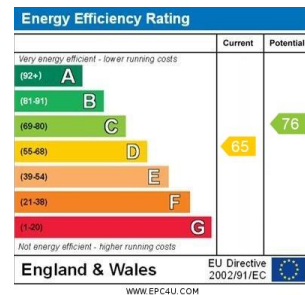


GROUND FLOOR

1ST FLOOR



2ND FLOOR



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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