



## 20 Approach Road, Ashley Cross, Poole BH14 8BH

A beautifully presented three bedroom Victorian end of terrace house situated within Ashley Cross conservation area. The property offers deceptively spacious and well configured accommodation arranged over three floors and retains a host of original features windows and a pretty walled courtyard garden.

**EPC: 65 Council Tax Band: C Price: £410,000 Freehold**







## Key Features

- THREE BEDROOM VICTORIAN HOUSE
- SITUATED WITHIN THE HEART OF ASHLEY CROSS
- RETAINING A HOST OF ORIGINAL FEATURES
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- CHARACTERFUL CONVERTED LOFT ROOM WITH GLAZED DOORS AND A JULIET BALCONY
- GAS FIRED CENTRAL HEATING
- LARGE CONTEMPORARY BATHROOM WITH BATH AND WALK IN SHOWER
- PRETTY COURTYARD GARDEN
- PERMIT PARKING AVAILABLE
- VIEWING HIGHLY RECOMMENDED

## The Property

The property is approached via a wrought iron gate from the road with a pathway leading to the front door. From the entrance hall doors opens into both the sitting room and the dining room. The sitting room is at the front of the house having a large feature bay window and original fireplace. Bi fold doors open into the dining room which has a window overlooking the rear garden and an open fireplace with wood burner. The kitchen leads from the dining room and is fitted with a range of base and eye level units with a Belfast sink and there is a window and door to the rear garden.

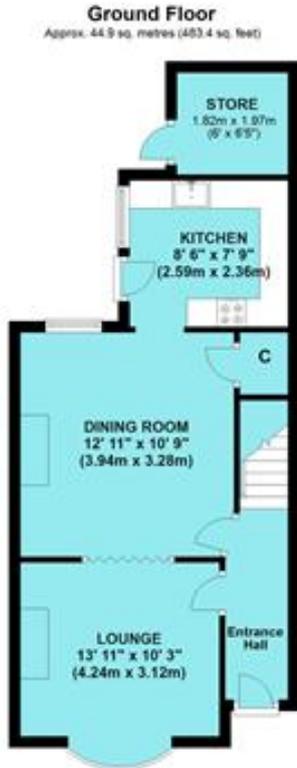
The first-floor accommodation comprises a large double bedroom to the front and a further double

bedroom overlooking the rear garden, both having fitted wardrobes. There is also a generous fully tiled family bathroom with walk in shower and bath.

On the second floor there is a large characterful room which is currently used as a study and has double glass doors which open onto a Juliet balcony with views over the rear garden.

To the rear of the house is a lovely established part walled courtyard garden with side access to the front.

Our vendor has lived in this wonderful property for around 35 years and she has mentioned to us that she has enjoyed her time within the Ashley Cross area, but now feels its time for her escape to the country.



Total area: approx. 115.9 sq. metres (1247.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.COM</small>			

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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