



Pascoe Close, Ashley Cross, Poole BH14 0NT

* No Forward Chain * Occupying a wonderful location within the heart of Ashley Cross, and set in a quiet no through road, lies this extended four-bedroom semi-detached family home. The property offers great scope and potential and requires modernisation throughout, which we feel represents an ideal refurbishment project for buyers seeking to place their own touch on their family home.

EPC: 54 Council Tax Band: C Price: £465,000 Freehold

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Key Features

- EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME REQUIRING MODERNISATION
- ENTRANCE VESTIBULE LEADING TO THE HALLWAY
- REAR LOBBY & GROUND FLOOR CLOAKROOM
- GENEROUS SIZE LOUNGE
- 15ft APPROX KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS (THREE DOUBLE & ONE SINGLE/STUDY)
- BATHROOM & SEPARATE CLOAKROOM
- DRIVEWAY & GARAGE WITH ELECTRIC DOOR
- SHORT WALK TO ASHLEY CROSS / COURTHILL & BADEN POWELL SCHOOL CATCHMENTS

The Property

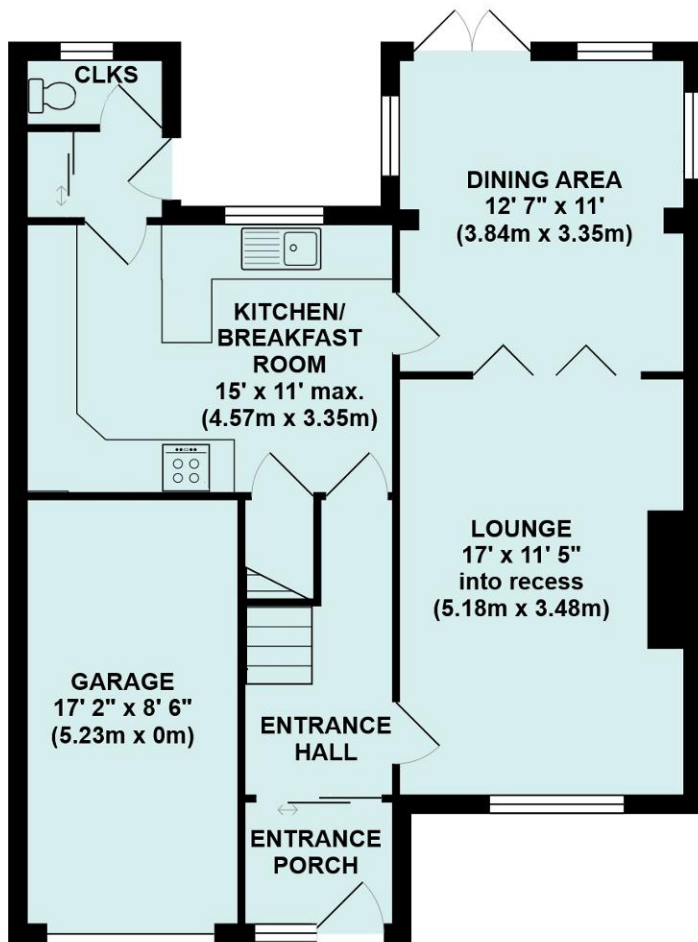
Initially you enter into the entrance vestibule which is ideal for shoe and coat storage. This then leads into the hallway with stairs providing access to the first floor, and doors leading off to the lounge and kitchen/breakfast room. The impressive lounge offers great space with a pleasant view overlooking the front garden, and this leads through to the dual aspect dining area with French double-glazed doors leading out onto the rear garden. The roomy kitchen/breakfast room also offers a feeling of space with ample storage units, drawers, cupboards and a understairs larder. There is a rear lobby from the kitchen with a storage cupboard, a ground floor cloakroom and there is an alternative door leading to the rear garden.

Upstairs there are three good size double bedrooms plus a single fourth bedroom/study all serviced by a family bathroom

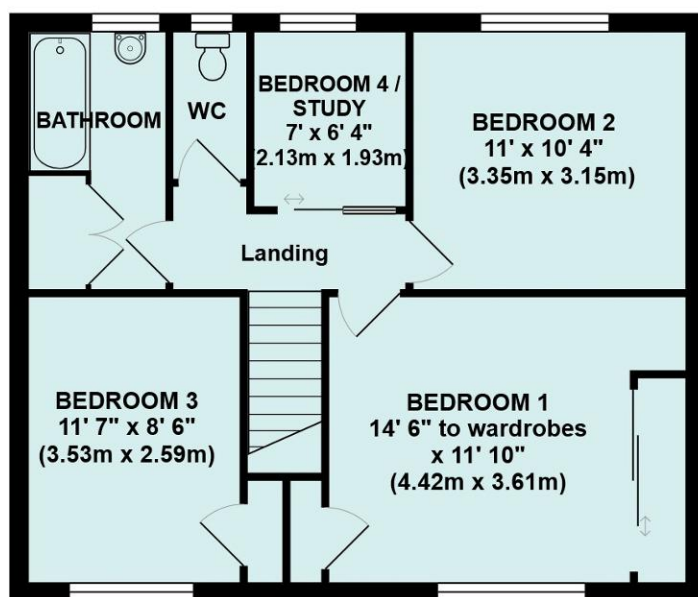
and separate cloakroom.

To the front there is a garden area laid to lawn with a driveway providing off road parking which leads up to an integral garage with electric door, and a side gate provides access into the rear garden. The mature rear garden is a particular feature in our view with a patio area initially abutting the property suitable for outside dining/garden furniture. The garden does offer the scope to extend (subject to the usual consents) and the majority is laid to lawn with a selection of mature plants, trees and shrubbery throughout.

The house offers a truly superb location being set within the Courthill and Baden Powell school catchments and it is also a short walk to Ashley Cross with its fashionable bars, bistros, restaurants, cafes and a main line London railway station.



GROUND FLOOR



FIRST FLOOR

Total Area: 129.7 m² ... 1396 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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