

**FOR SALE**



**Bournemouth Road, Ashley Cross**  
**£245,000**

  
**MARTIN & CO**

# Bournemouth Road, Ashley Cross

£245,000

- LARGE PRIVATE TERRACE
- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- SECURE UNDERGROUND PARKING
- COUNCIL TAX BAND B £1602.85

Ashley Cross, two double bedroom purpose built GFF requiring some cosmetic updating, one bathroom, and separate Kitchen, bed one with fitted wardrobe, benefitting from a large terrace for entertaining with partial views, secure underground parking, gfch and double glazing with no forward chain.

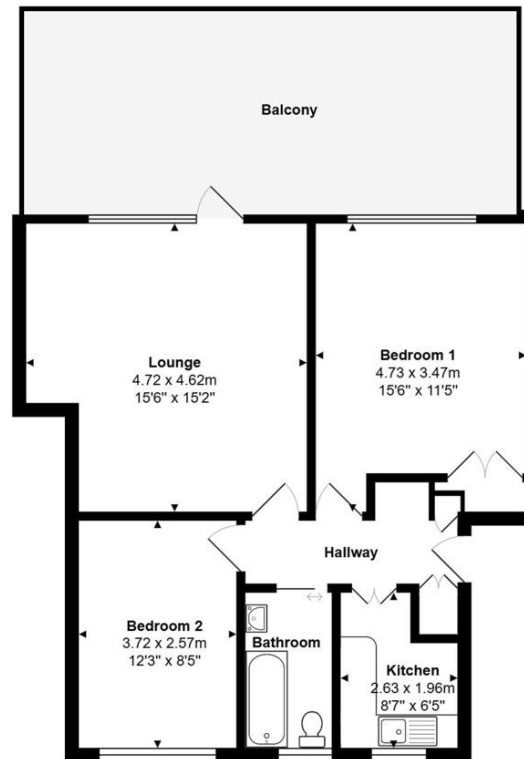




### Energy Efficiency Rating

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





Total Area: 61.5 m<sup>2</sup> ... 662 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD  
T: 01202 710171 • E: poole@martinco.com

# 01202 710171

<http://www.poole.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.