

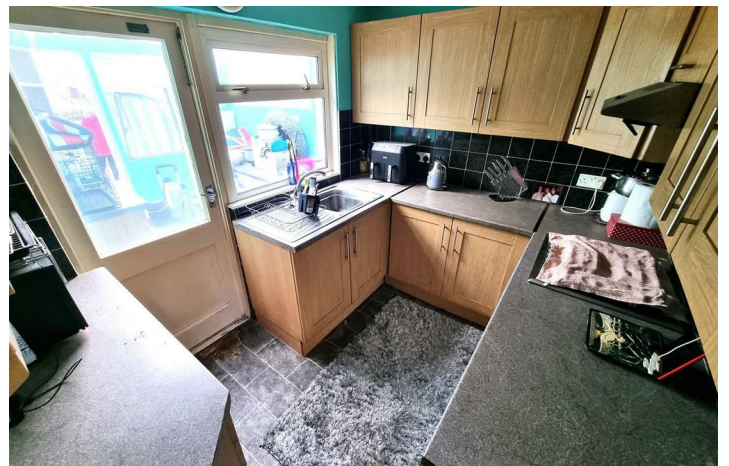


Uppleby Road, Parkstone, Poole, BH15 3DB

£345,000

- Three Bedrooms
- Two Reception Rooms
- UPVC Double Glazing
- Downstairs Cloakroom
- Driveway With ORP
- Extended End Of Terrace Cottage
- Conservatory & Utility Room
- Gas Central Heating
- Large Westerly Rear Garden
- Close To Amenities & Bus Routes

Greys Estate Agents are delighted to offer for sale this extended end of terrace cottage situated in the popular Uppleby Road in Parkstone, Poole. The property comprises: Three double bedrooms, lounge, separate dining room, conservatory, downstairs cloakroom, upstairs family bathroom, kitchen and a utility room. Other benefits include UPVC double glazing, gas central heating, front garden, a large Westerly rear garden and a driveway providing off road parking for a couple of vehicles and side access. For further information or to arrange a viewing, please contact Greys of Parkstone.



Porch / Hallway

Lounge / Dining room

19'3" x 13'11" max (5.885 x 4.245 max)

Dining Room

12'11" x 11'0" max (3.962 x 3.366 max)

Conservatory

15'8" x 9'0" (4.790 x 2.747)

Kitchen

9'3" x 7'4" (2.836 x 2.249)

Utility Room

8'7" x 8'0" (2.640 x 2.446)

Bedroom One

11'2" x 10'9" (3.404 x 3.294)

Bedroom Two

11'0" x 8'10" (3.378 x 2.709)

Bedroom Three

11'4" x 7'9" (3.474 x 2.366)

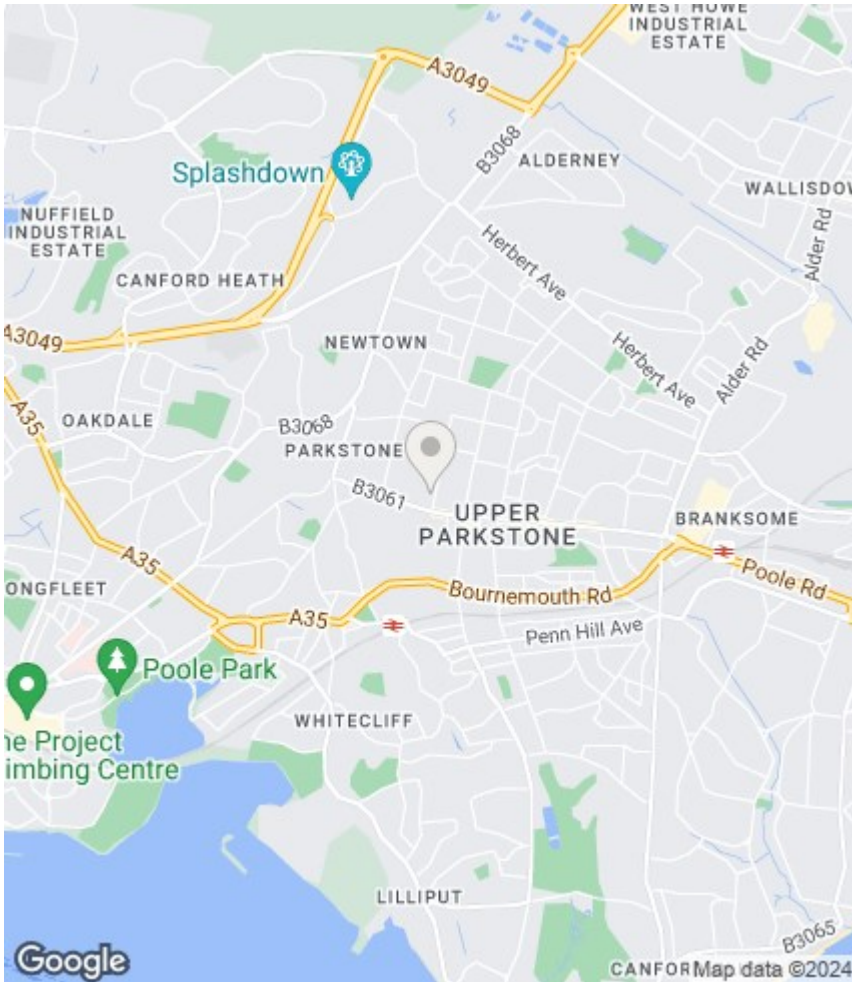
Family Bathroom

9'3" x 7'4" (2.826 x 2.238)









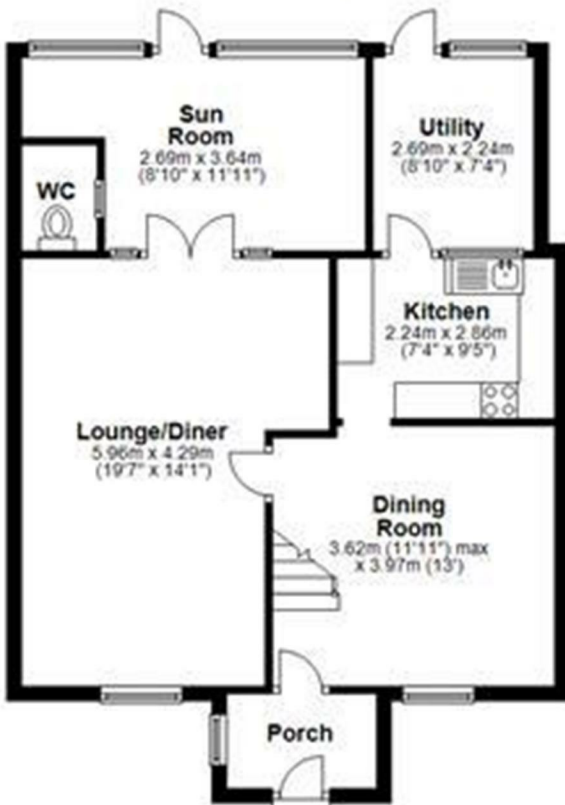
Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

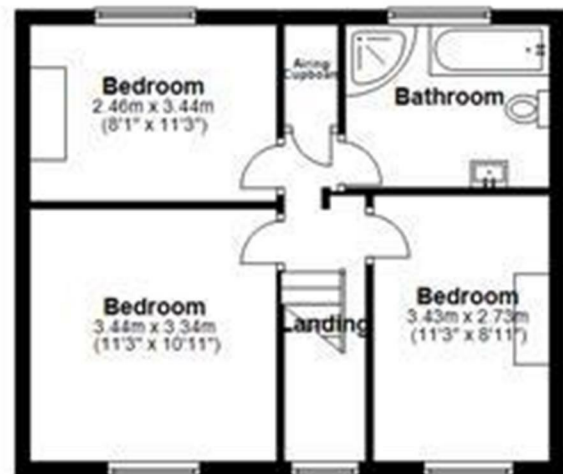
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

E

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 17.5 cm / 7 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk