

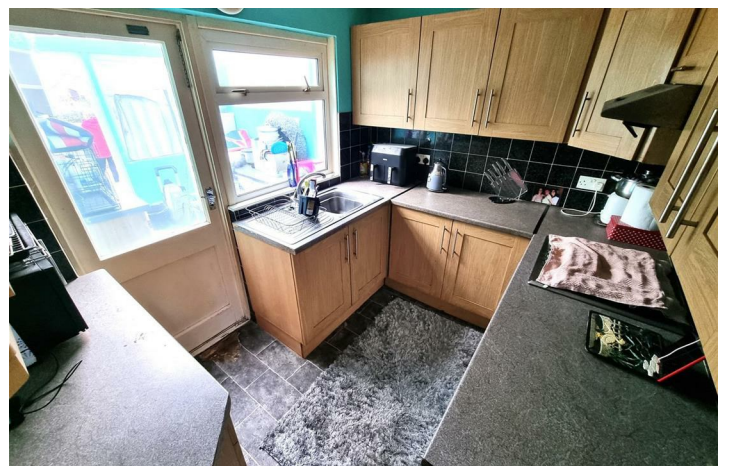


## 15 Uppleby Road, Poole, BH12 3DB

£330,000

- 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

CHARACTER COTTAGE / SOUGHT AFTER LOCATION / GOOD SIZE REAR GARDEN WITH POTENTIAL BUILDING PLOT SUBJECT TO PLANNING CONSENTS / THREE DOUBLE BEDROOMS AND TWO RECEPTION ROOMS >>> 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)

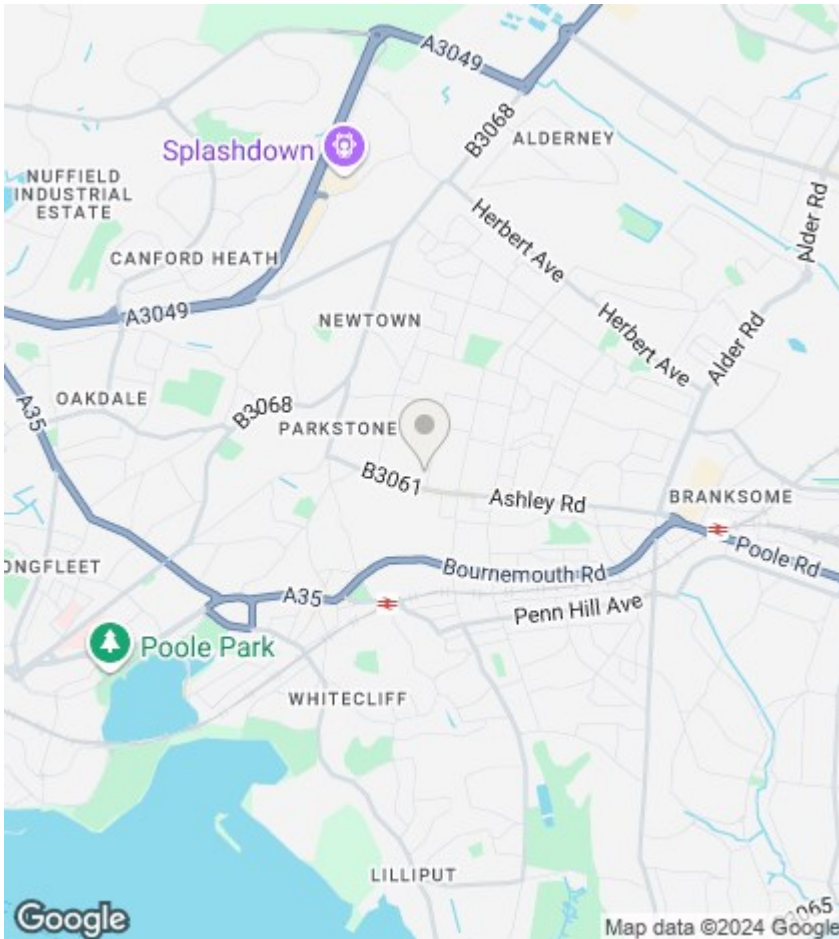
### Family Bathroom

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









### Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

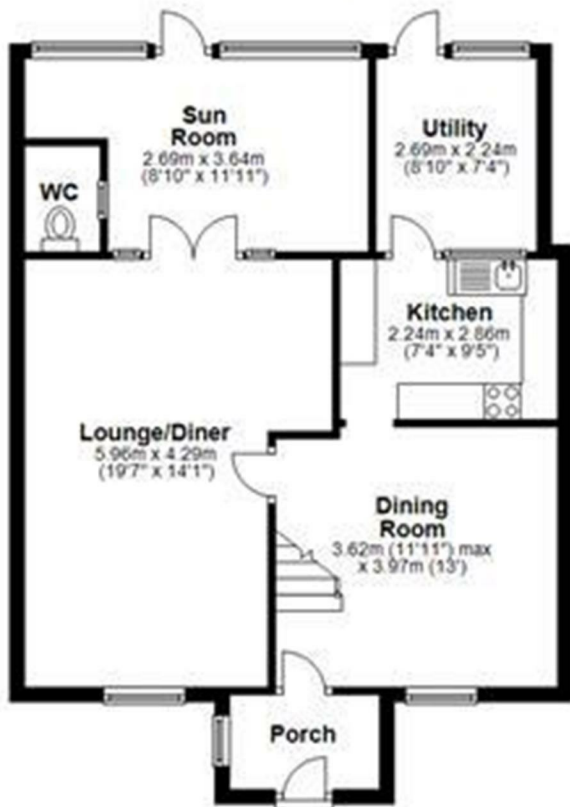
Viewings by arrangement only. Call 01202 749390 to make an appointment.

### EPC Rating:

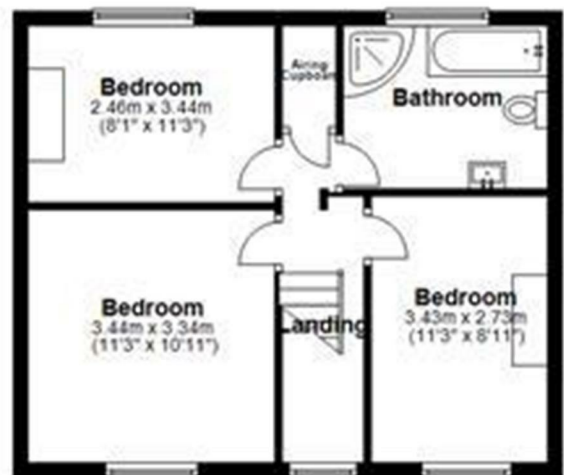
E

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

### 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 7.5 cm / 3 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](http://www.bournemouthenergy.co.uk)