



Upper Road, Poole, BH12 3AL

Asking Price £279,950

- Two Double Bedrooms
- Updating Required
- South Facing Garden
- Popular Location
- No Forward Chain
- Detached Bungalow
- Tremendous Potential
- Driveway / Off Road Parking
- Double Glazing
- Early Viewing Strongly Advised

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NO FORWARD CHAIN / GREAT VALUE! / SOUGHT AFTER LOCATION / UPDATING REQUIRED >>> Greys Estate Agents are delighted to offer for sale this detached bungalow situated in the sought after Kinson Avenue in Poole. The property is in need of updating and will make an ideal project. Benefits include two double bedrooms, lounge, kitchen and bathroom. Other benefits include a south facing garden and a driveway providing off road parking. For further information, or to arrange a viewing please call Greys of Parkstone.



2



1



1



E

Council Tax Band: C



Entrance Hall

Lounge

13'9" x 11'1" (4.2m x 3.4m)

Kitchen

12'9" x 11'1" (3.9m x 3.4m)

Bedroom One

13'9" x 10'9" (4.2m x 3.3m)

Bedroom Two

11'1" x 10'9" (3.4m x 3.3m)

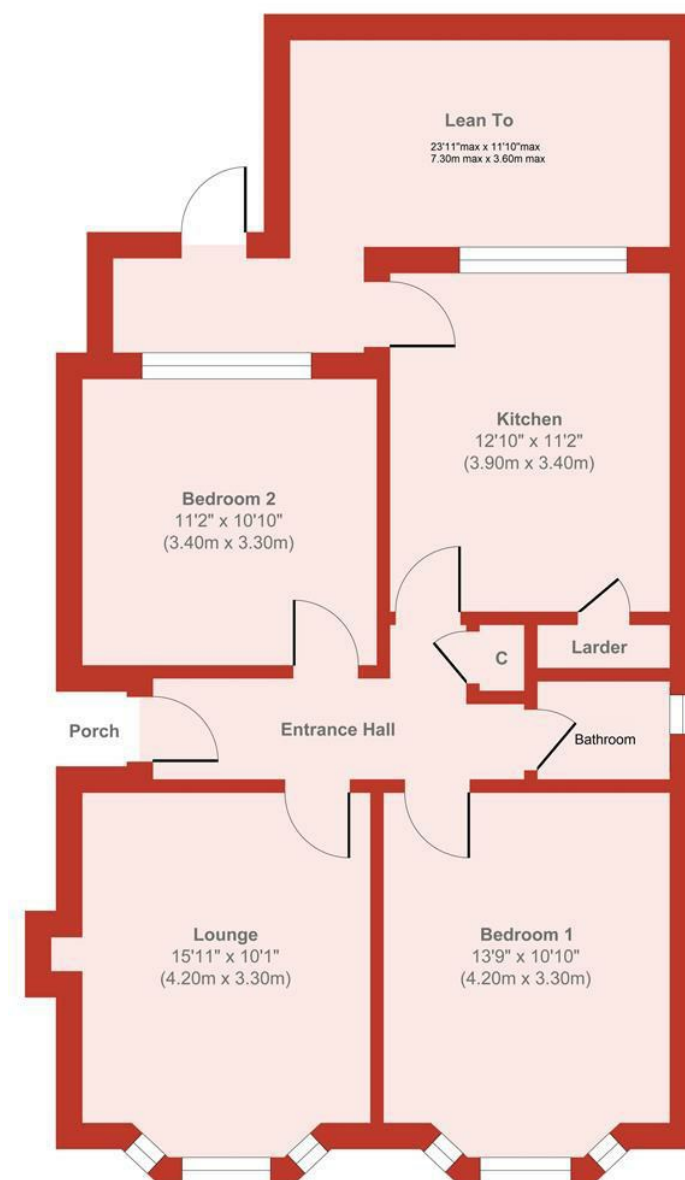
Bathroom

5'10" x 5'6" (1.8m x 1.7m)

Council Tax Band - C

Workshop

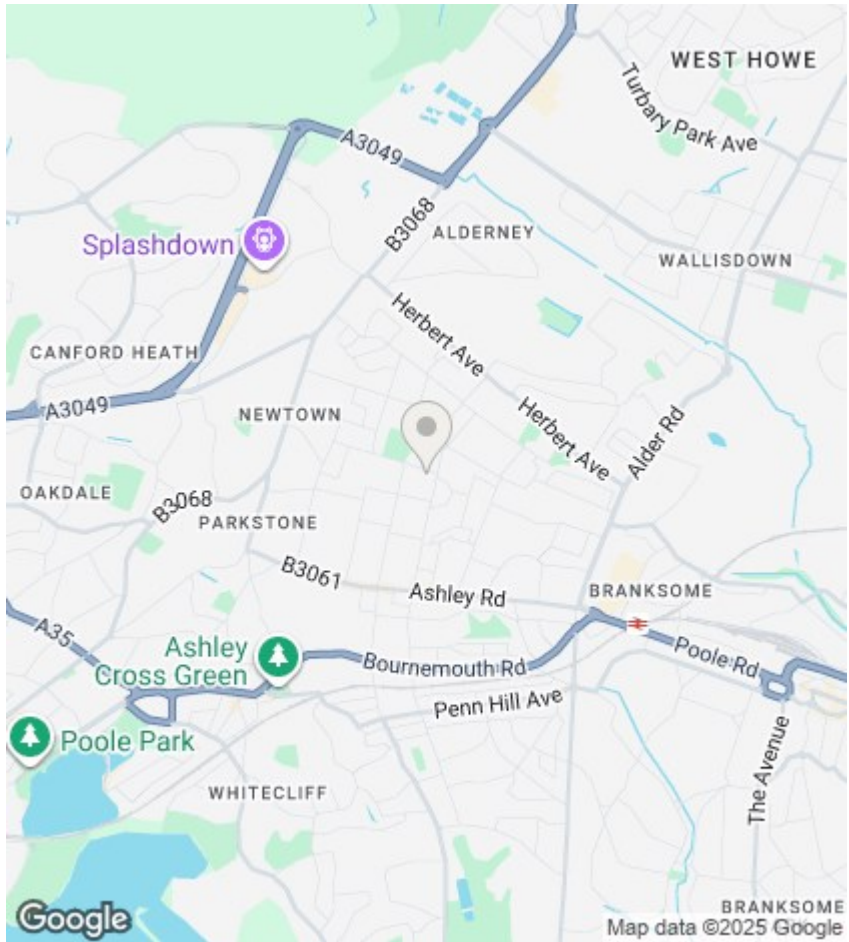
15'8" x 7'2" (4.8m x 2.2m)



Floor Plan

Approx. Gross Internal Floor Area 842 sq. ft / 78.29 sq. m

Produced by Elements Property



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) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |