

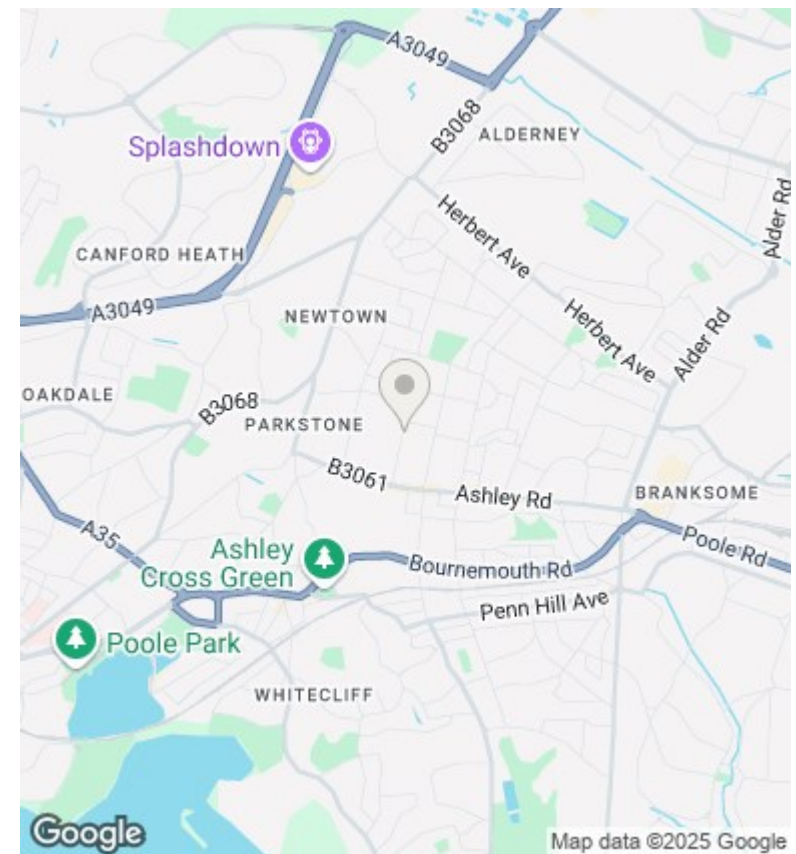


## 76 Uppleby Road, Poole, BH12 3DE

Asking Price £399,950

- Three Double Bedrooms
- Good Size Kitchen
- UPVC Double Glazing & GCH
- Driveway With ORP
- Semi Detached House
- En-Suite To Bedroom One
- Lovely Secluded Rear Garden
- Two Reception Rooms
- Additional Shower Room & Bathroom
- Sought After Location





## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>63</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (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 |           |