

GREYS

ESTATE AGENTS



50 Old Kiln Road, Upton, Poole, BH16 5SQ

Asking Price **£293,500**

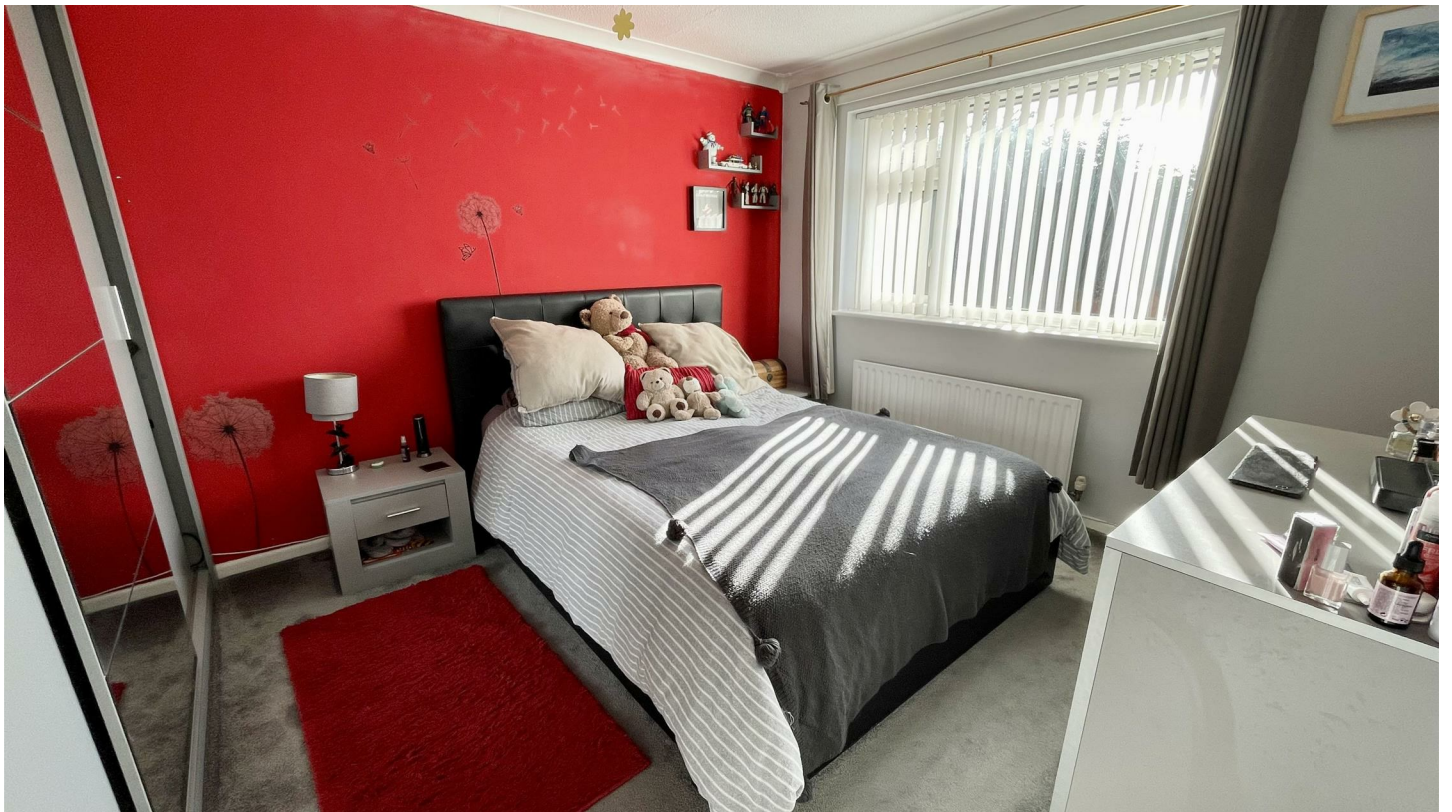
- Three Bedrooms
- Well Presented Throughout
- Walking Distance to Country Park
- Garage in a Block
- UPVC Double Glazing
- Terraced House
- Secluded Position
- Downstairs Toilet
- Gas Central Heating
- Vendor Suited!

50 Old Kiln Road, Poole BH16 5SQ

VENDOR SUITED! A well presented, terraced house situated within a cul-de-sac location that's walking distance from Upton Country Park.



Council Tax Band: C



Old Kiln Road

The accommodation comprises three bedrooms, lounge/dining room, modern kitchen, family bathroom and downstairs toilet.

Further benefits include a pleasant rear garden, secluded position, garage in a block, fitted wardrobe to bedroom three, gas central heating and UPVC double glazing.

With our vendor suited, we encourage internal viewing at your earliest convenience. To arrange, or for more information, please contact our Upton office.

Kitchen

8'05" x 8'10" (2.57m x 2.69m)

Lounge Area

12'06" x 11'07" (3.81m x 3.53m)

Dining Area

10'00" x 8'07" (3.05m x 2.62m)

Downstairs Toilet

Bedroom One

12'08" max x 10'06" (3.86m max x 3.20m)

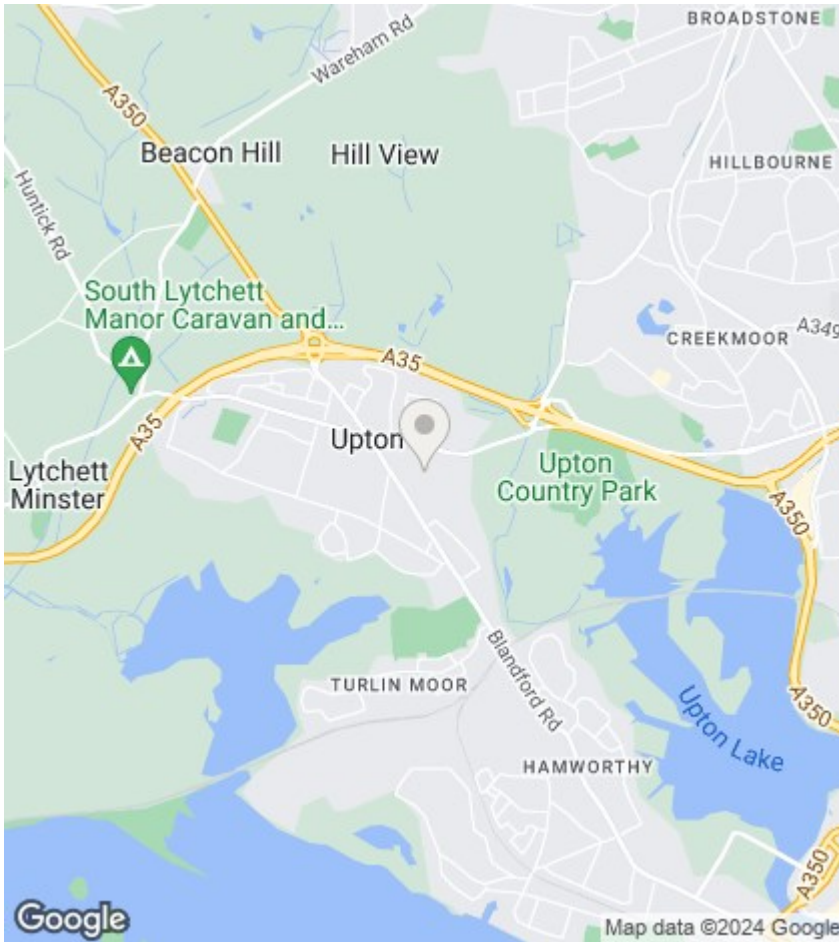
Bedroom Two

9'11" x 8'03" (3.02m x 2.51m)

Bedroom Three

8'06" max x 7'01" (2.59m max x 2.16m)

Bathroom



Directions

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

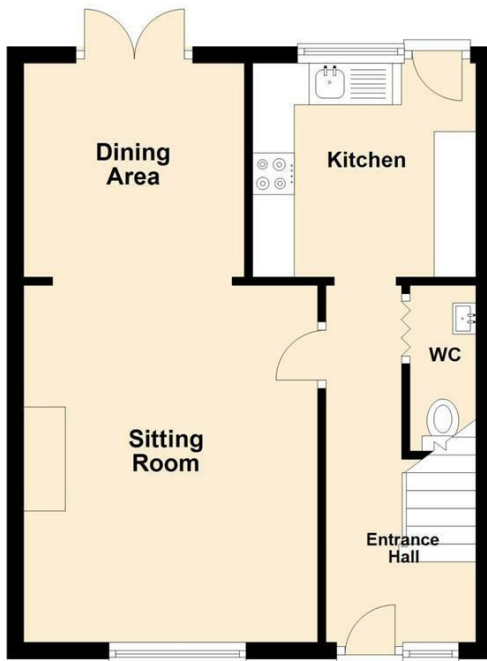
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

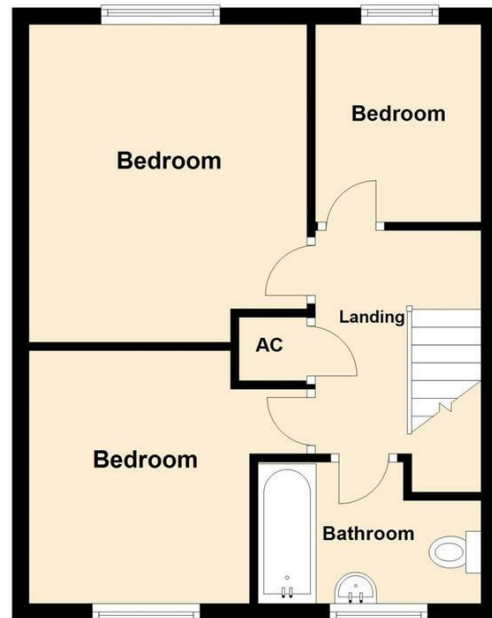
Ground Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.