



6 Birchwood Road, Upton, Poole, Dorset, BH16 5LE

Asking Price **£339,950**

- Two Double Bedrooms
- Garage & Car-Port
- Ample Driveway
- UPVC Double Glazing
- Gas Central Heating
- Detached Bungalow
- Well Maintained Gardens
- Close To Amenities
- Open Fire
- Huge Potential

6 Birchwood Road, Poole BH16 5LE

A delightful detached bungalow presented in good order throughout with spacious room sizes and a popular location on a no-through road in Upton, near Poole.



Council Tax Band: C



Birchwood Road

We are delighted to offer for sale this detached bungalow situated in a popular residential area in Upton.

The generous and well kept accommodation briefly comprises; two spacious double bedrooms, lounge/dining room, kitchen and family bathroom.

Further benefits include gas central heating, UPVC double glazed windows and doors, open fire in the lounge, ample off road parking, garage, well maintained front and rear gardens and is situated in a cul-de-sac road close to amenities, schooling and bus routes.

To arrange a viewing or for further information, please call at your earliest convenience.

Lounge

19'6" x 10'11" (5.94m x 3.33m)

Kitchen

10'7" x 7'10" (3.23m x 2.39m)

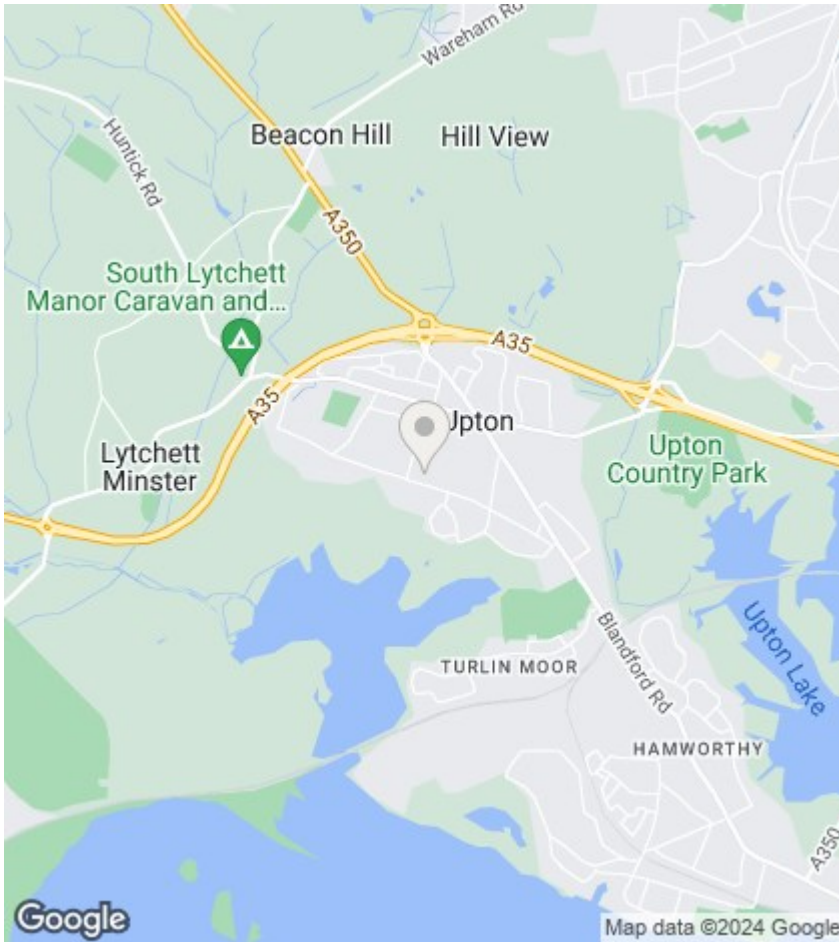
Bedroom One

12'9" x 10'7" (3.89m x 3.23m)

Bedroom Two

11'11" x 9'9" (3.63m x 2.97m)

Bathroom



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(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. 82.5 sq. metres (887.6 sq. feet)

