14 Yarrells Lane, Upton, Poole, Dorset, BH16 5EX
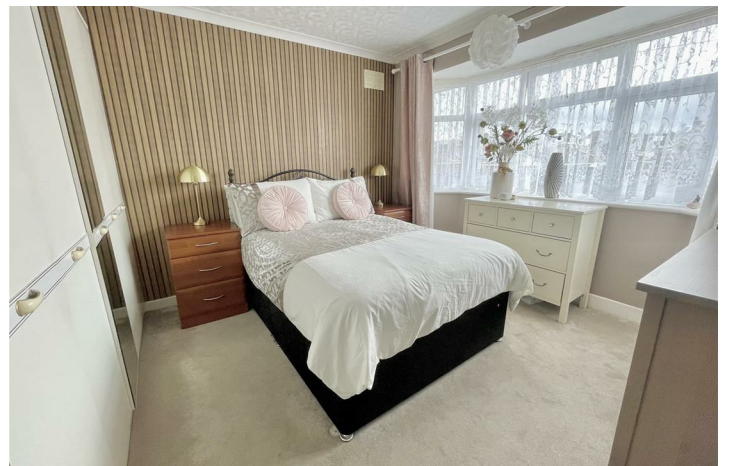
Asking Price £425,000

- Two Double Bedrooms
- Enviable Plot
- Garage and Car Port
- Gas Central Heating
- Extending Living Room

- Detached Bungalow
- Westerly Facing Garden
- Ample Driveway
- Huge Potential
- No Forward Chain!

14 Yarrells Lane, Poole BH16 5EX

NO FORWARD CHAIN. An immaculately presented, extended detached bungalow with huge potential and lovely garden situated in one of Upton's most popular roads!

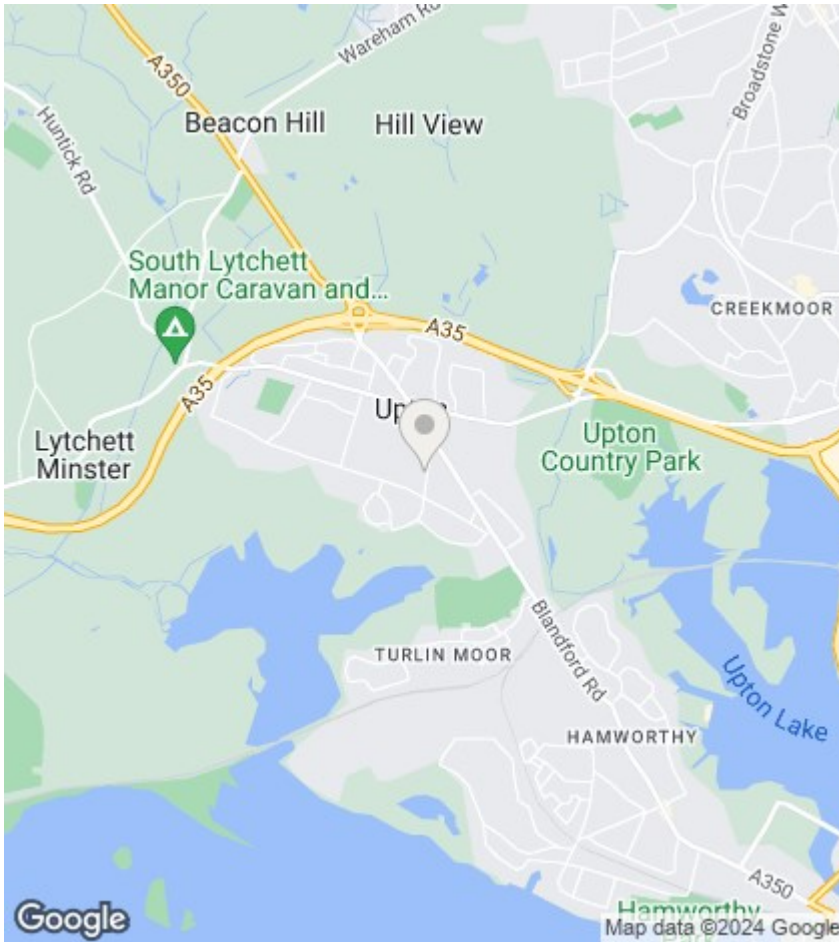🛏 2   🛁 1   🛋 2   ☰ D   Council Tax Band: D

Yarrells Lane

We are delighted to offer for sale this beautifully presented and spacious detached bungalow situated in Yarrells Lane in Upton, which is highly regarded as one of Upton's most desirable locations.

The meticulously maintained accommodation briefly comprises; two double bedrooms, extended living room, kitchen, dining room, sun room, bathroom and separate toilet.

This property has enormous potential to undertake further extension/loft conversion (subject to planning permission) given its enviable size plot. The larger than average westerly facing garden is a real standout feature with ample private space for a keen gardener and those hoping to enjoy the sunset.

Further benefits include; gas central heating, UPVC double glazing, modern kitchen, single garage with a recently replaced roof, generous driveway with car port providing off road parking for several vehicles and so much more!

With a position close to local amenities, bus routes and in catchment for popular local schooling, this property is sure to appeal to a variety of different buyers and internal viewings come highly recommended to avoid disappointment. For more information, or to arrange a viewing, please contact out Upton office. For sale with no forward chain.
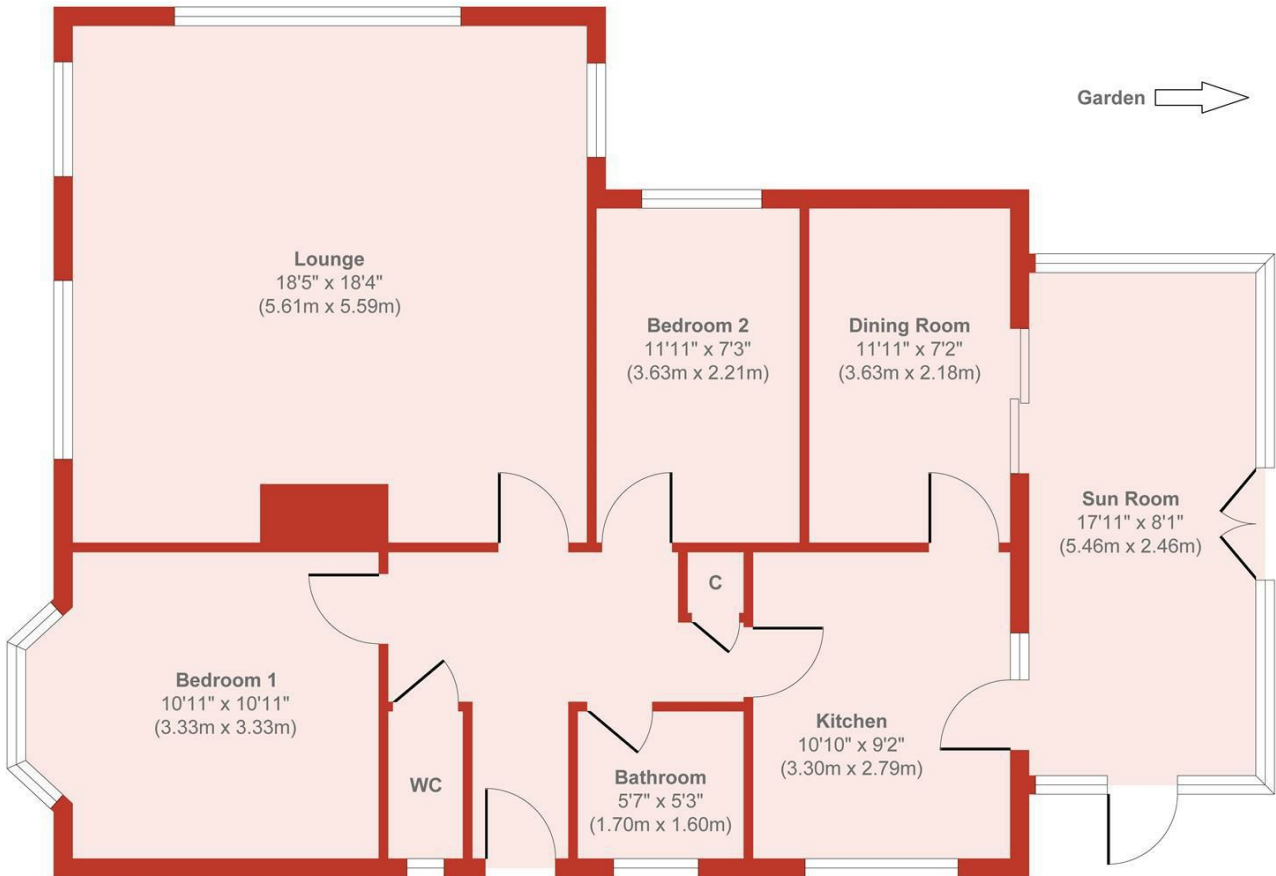
Directions

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		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Garden →

Lounge
18'5" x 18'4"
(5.61m x 5.59m)

Bedroom 2
11'11" x 7'3"
(3.63m x 2.21m)

Dining Room
11'11" x 7'2"
(3.63m x 2.18m)

Sun Room
17'11" x 8'1"
(5.46m x 2.46m)

Bedroom 1
10'11" x 10'11"
(3.33m x 3.33m)

C

WC

Bathroom
5'7" x 5'3"
(1.70m x 1.60m)

Kitchen
10'10" x 9'2"
(3.30m x 2.79m)

Floor Plan
Approx. Gross Internal Floor Area 1059 sq. ft / 98.38 sq. m
Produced by Elements Property