



620 Blandford Road, Upton, Poole, BH16 5EQ

**Asking Price £339,950**

- Detached Bungalow
- Fantastic Rear Garden
- Ample Off-Road Parking
- Recently Replaced Boiler
- Set Back from the Main Road
- Two/Three Bedrooms
- Double Length Garage
- Tremendous Potential
- UPVC Double Glazing
- Has to be Viewed!

# 620 Blandford Road, Poole BH16 5EQ

**VENDOR SUITED!** Set back from the main road, this detached bungalow offers fantastic long term potential and benefits from a sizeable rear garden!



Council Tax Band:



## Blandford Road

The spacious accommodation comprises two double bedrooms, living room with bay window, dining room that was formerly bedroom three, conservatory, kitchen and wet room.

The sizeable rear garden really does have to be seen in person to appreciate - whether you're a keen gardener or simply want a private space for the kids to make the most of, it would suit brilliantly. Further benefits include off-road parking for numerous vehicles, a double length garage, a recently replaced boiler and UPVC double glazing.

The property is positioned within easy reach of a host of amenities along with frequent transport links. To arrange a viewing, or for more information, please call our Upton office at your earliest convenience!

### Living Room

14'01" x 11'11" (4.29m x 3.63m )

### Kitchen

12'02" x 8'10" (3.71m x 2.69m )

### Dining Room/Bedroom

9'11" x 9'10" (3.02m x 3.00m )

### Conservatory

10'10" x 9'11" (3.30m x 3.02m )

### Bedroom One

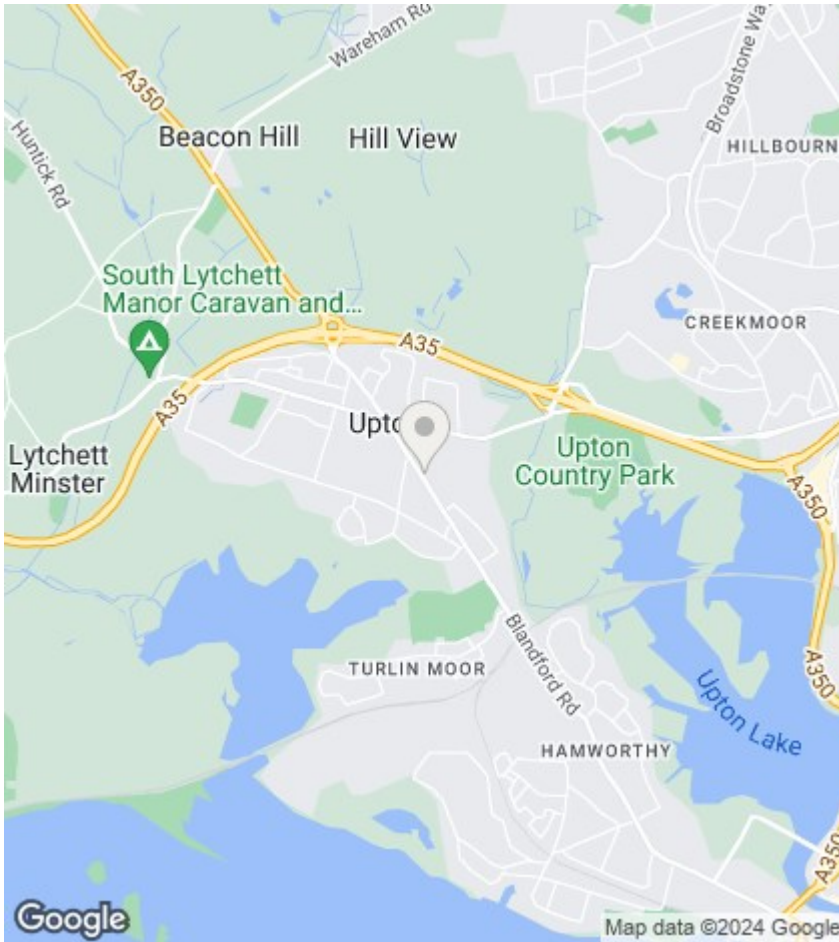
11'10" x 9'10" (3.61m x 3.00m )

### Bedroom Two

12'00" x 6'06" (3.66m x 1.98m )

### Wet Room

8'10" x 9'10" (2.69m x 3.00m )



## Directions

## Viewings

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

## EPC Rating:

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

### Blandford Road, Upton

