



9 Border Drive, Upton, Poole, Dorset, BH16 5DU

Asking Price £310,000

- Two Bedrooms
- End of Terrace
- Rear Garden
- Double Glazing
- Spacious Room Sizes
- Study/Small 3rd Bedroom
- Driveway
- Gas Central Heating
- Well Presented Throughout
- NO FORWARD CHAIN!

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NO FORWARD CHAIN! Situated just a stones throw from scenic walks around Lytchett Bay Nature Reserve, this modern end of terrace house offers spacious accommodation, an ample driveway and low maintenance rear garden.



Council Tax Band: C

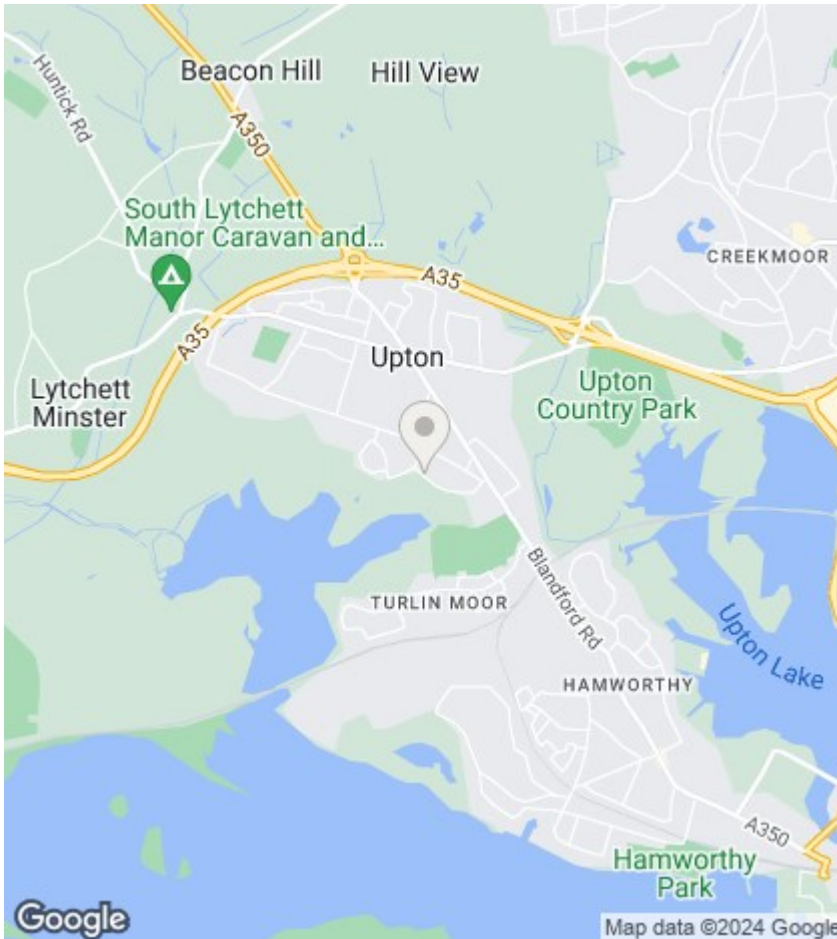


Border Drive

With spacious and well presented accommodation briefly comprising; two double bedrooms, additional study/walk in wardrobe on the first floor which could easily be used as a small third bedroom/cot room, living room, modern kitchen/dining room with doors to the garden, family shower room and downstairs toilet.

The property also benefits from gas central heating, front porch, UPVC double glazing, wood burner, low maintenance rear garden with side access, not to mention the fantastic location!

Offered for sale with no forward chain, we believe this property will make an ideal first time buy, starter family home or investment purchase. As a result, internal viewings come highly recommended - To arrange or for more information, please get in touch at your earliest convenience.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

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			85
(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	

