



27 St. Martins Road, Upton, Poole, BH16 5NQ

Asking Price **Offers In Excess Of £475,000**

- Detached Bungalow
- Exclusive Development
- Recently Installed Kitchen
- Off-Road Parking for Three Cars
- Gas Central Heating
- Three Bedrooms
- Two Sunny Garden Spaces
- Modern Shower Room
- Detached Garage
- UPVC Double Glazing

# 27 St. Martins Road, Poole BH16 5NQ

VENDOR SUITED! A sizeable detached bungalow offering two sunny garden spaces, situated within the exclusive 'Copperfields' development of five properties.



Council Tax Band: E



### St. Martins Road

The accommodation comprises three bedrooms, living room with easy access to the main garden, recently installed kitchen with 'Bosch' cooking appliances, main bathroom and modern en-suite shower room (installed within the last year).

Further benefits include two fantastic garden spaces that allow you to make the most of the sun, detached garage, off-road parking, gas central heating and UPVC double glazing.

We anticipate this property attracting high levels of interest and encourage internal viewing at your earliest convenience. To arrange a viewing, or for more information, please contact our Upton Branch.

### Lounge/Dining Room

15'04" x 14'01" (4.67m x 4.29m)

### Kitchen

15'03" 9'05" (4.65m 2.87m )

### Bedroom One

14'05" x 12'01" (4.39m x 3.68m )

### En-Suite

### Bedroom Two

11'03" x 9'08" (3.43m x 2.95m )

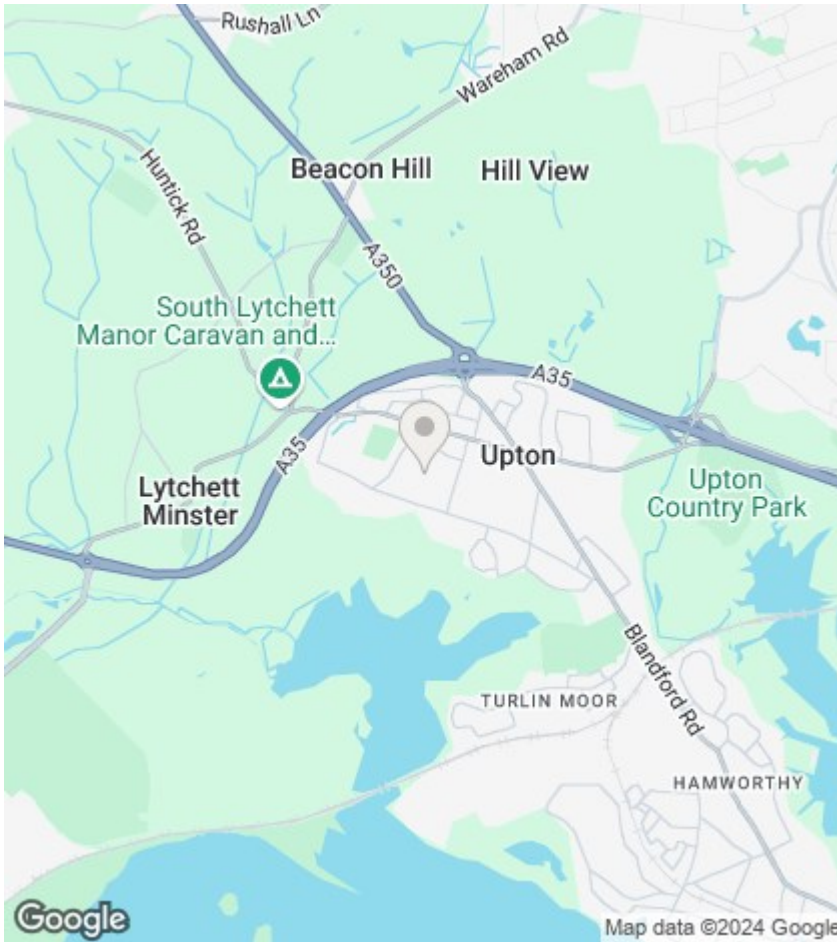
### Bedroom Three

8'02" x 7'06" (2.49m x 2.29m )

### Bathroom







### Directions

### Viewings

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

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### St. Martins Road, Upton

