



3 Border Road, Upton, Poole, BH16 5EE

Asking Price **£339,950**

- Semi-Detached House
- Modern Kitchen/Breakfast Room
- Well Presented Throughout
- Gas Central Heating
- Useful Summerhouse
- Three Bedrooms
- Driveway & Garage
- Lovely Rear Garden
- UPVC Double Glazing
- Internal Viewing Encouraged!

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A semi-detached house that is very nicely presented throughout and is situated within easy reach of Lytchett Bay. Also conveyed with off-road parking for two cars & a garage!



Council Tax Band: C



Border Road

In our opinion, this property offers a fantastic amount that should suit most family dynamics. Briefly, the accommodation comprises: three bedrooms, modern kitchen/breakfast room, living room, conservatory and recently updated family bathroom.

The garden has been designed to create a safe & enclosed space to be enjoyed. There is a focus on al-fresco entertaining with two decked seating areas and a summerhouse to the rear of the garden that's currently being used as a bar.

Further benefits include a driveway, garage in a block, gas central heating and UPVC double glazing. The location of this property is also a huge plus - Lytchett Bay is on the doorstep; a frequent bus route runs along Sandy Lane and various other useful amenities can be reached on foot.

To arrange a viewing, or for more information, please call our Upton branch at your earliest convenience!

Living Room

14'09" x 12'08" (4.50m x 3.86m)

Kitchen/Breakfast Room

15'10" x 8'11" (4.83m x 2.72m)

Conservatory

14'03" x 9'00" (4.34m x 2.74m)

Bedroom One

13'00" x 9'05" (3.96m x 2.87m)

Bedroom Two

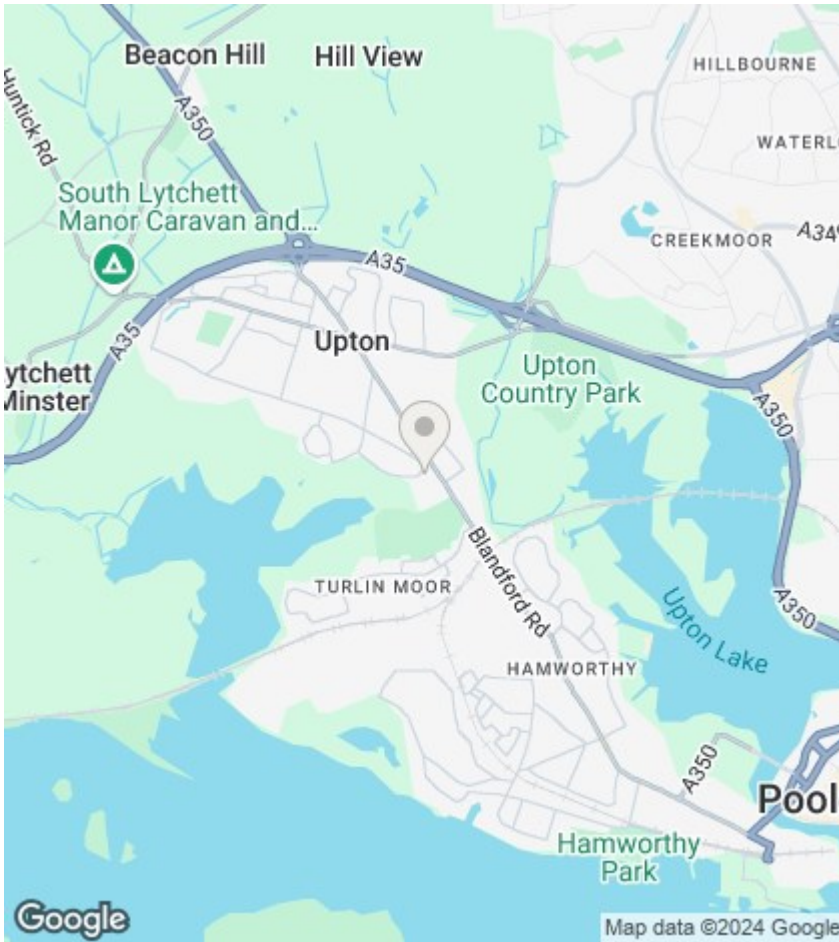
10'11" x 7'10" (3.33m x 2.39m)

Bedroom Three

7'10" x 7'07" (2.39m x 2.31m)

Bathroom

6'09" x 6'00" max (2.06m x 1.83m max)



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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

