



5 The Paddock Coronation Avenue, Upton, Poole, BH16 5SY

Asking Price £375,000

- Semi-Detached Town House
- Attractive Cul-de-Sac
- Views Toward the Purbecks
- Enclosed Rear Garden
- Open Plan Living
- Three Double Bedrooms
- Three Bath/Shower Rooms
- Off-Road Parking
- Modern Throughout
- Vendor Suited!

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VENDOR SUITED! A modern & well-presented town house with parking and a garden, situated in an attractive cul-de-sac close to favoured local amenities.



Council Tax Band: D



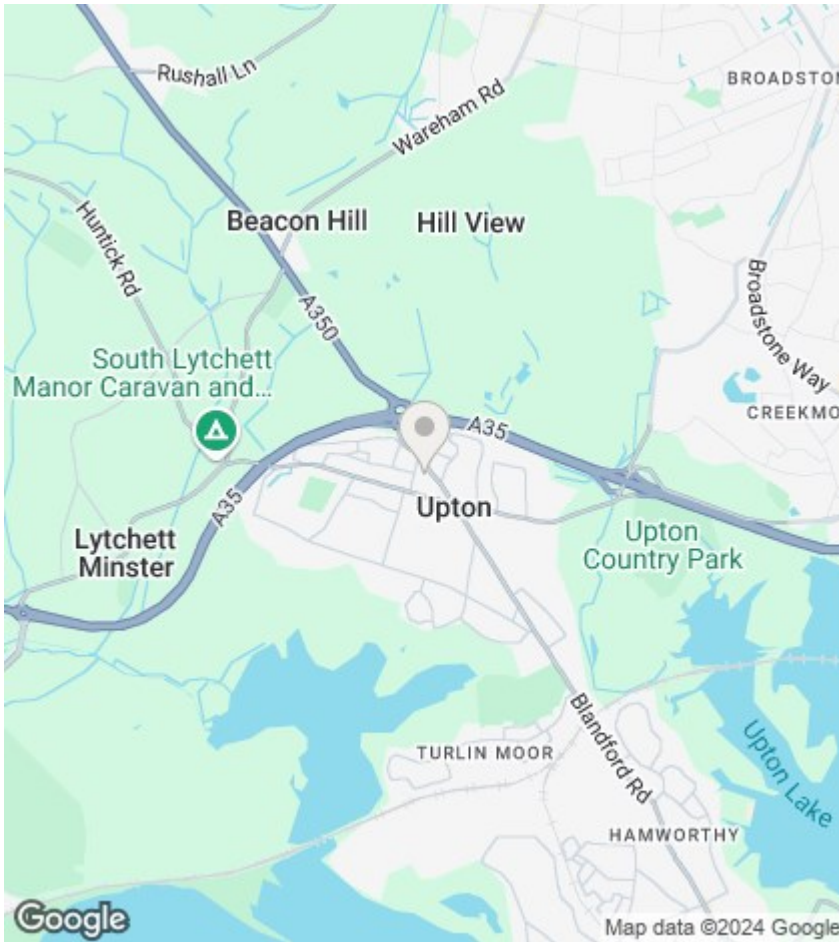
Coronation Avenue

Arranged over three floors, this property briefly comprises: three double bedrooms, three bath/shower rooms (two of which are en-suite), open plan living room with modern adjoining kitchen and downstairs toilet.

Further benefits include off-road parking for two cars, far reaching views from bedroom one towards the Purbecks, low maintenance enclosed rear garden, UPVC double glazing and gas central heating.

The property is positioned within easy reach of a host of favoured local amenities - this includes a good sized super market, doctors, library, local cafe and much more.

With our vendor suited, we encourage internal viewing at your earliest convenience. To arrange, or for further information, please call our Upton branch!



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.

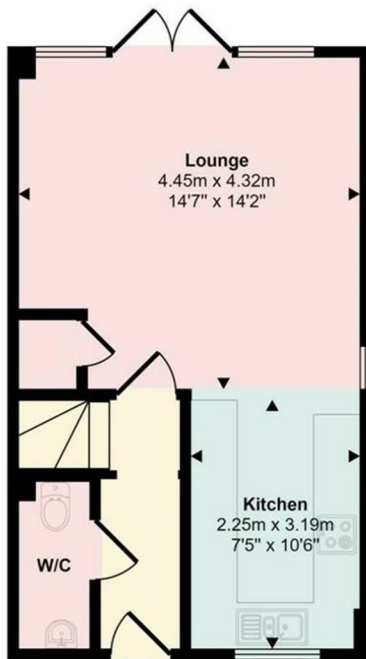
Viewings

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

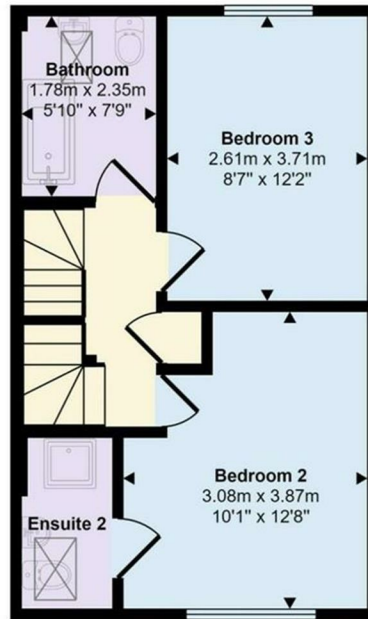
EPC Rating:

C

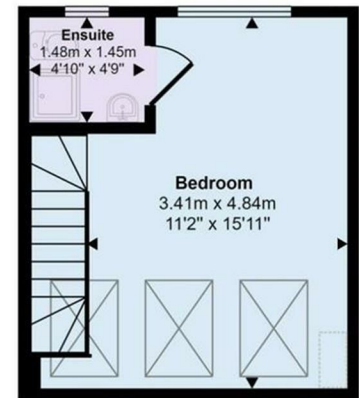
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and