



Egdon Court, Upton, BH16 5NR

Asking Price £365,000

- Four Bedrooms
- Increased Living Space
- Lovely Rear Garden
- Well Presented
- Double Glazing
- Semi Detached House
- Gas Central Heating
- Driveway
- Ideal/Central Location
- No Forward Chain!

Egdon Court, Upton, BH16 5NR

NO FORWARD CHAIN! We are delighted to offer for sale this spacious and well presented family home situated in the heart of Upton, just a few miles west of Poole Town Centre. Great schools and amenities on the doorstep!



Council Tax Band: C



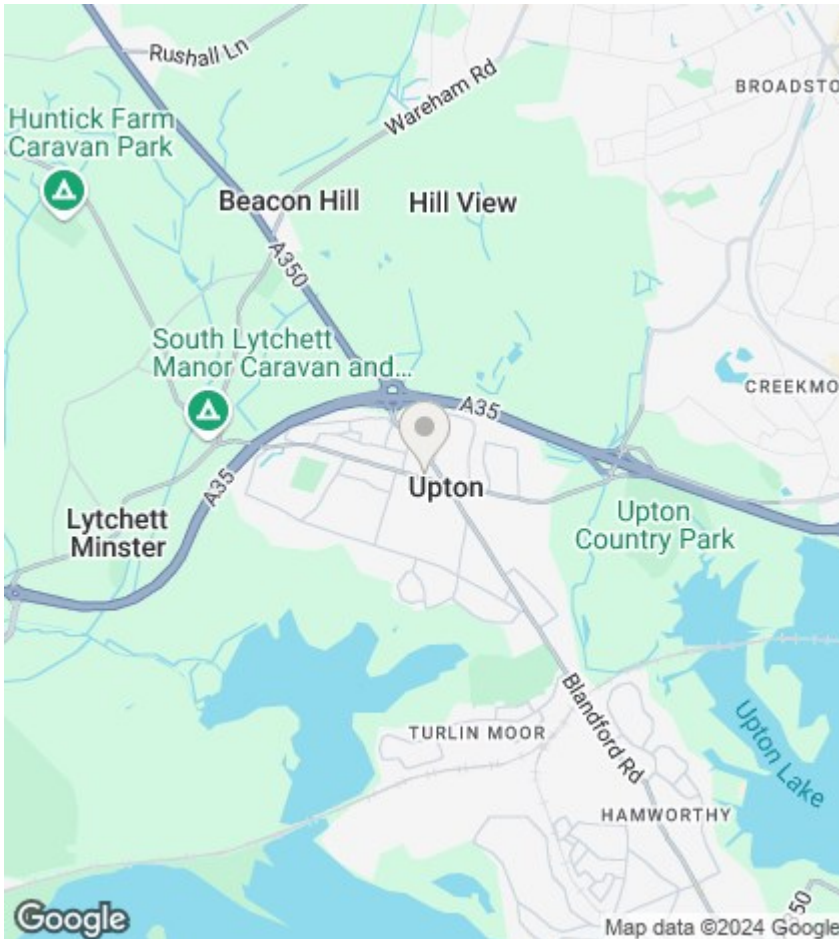
Egdon Court

The spacious and well presented accommodation comprises; four bedrooms (one of which on the ground floor), lovely lounge with separate dining area and direct access to the rear garden, kitchen, downstairs toilet and modern family bathroom. The ground floor has been considerably increased as a result of the garage conversion, which created ideal space for the dining area and additional bedroom. The fourth bedroom could easily be used as a playroom/study if preferred but it currently lends itself perfectly to a guest room.

Further benefits include gas central heating, double glazing, driveway and a mature rear garden creating a wonderful and private area to enjoy throughout the year. There is a large decking area immediately abutting the house, which provides ample space for alfresco dining. In addition, there is a small area of artificial lawn with garden shed and an abundance of mature shrubs.

Situated towards the end of a cul-de-sac surrounded by only a handful of other properties, this family home is set in the heart of Upton. With popular local schooling, local amenities all within walking distance, this property is sure to attract high volumes of interest and internal viewings come highly recommended.

To arrange a viewing, or for more information, please contact our Upton office 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:

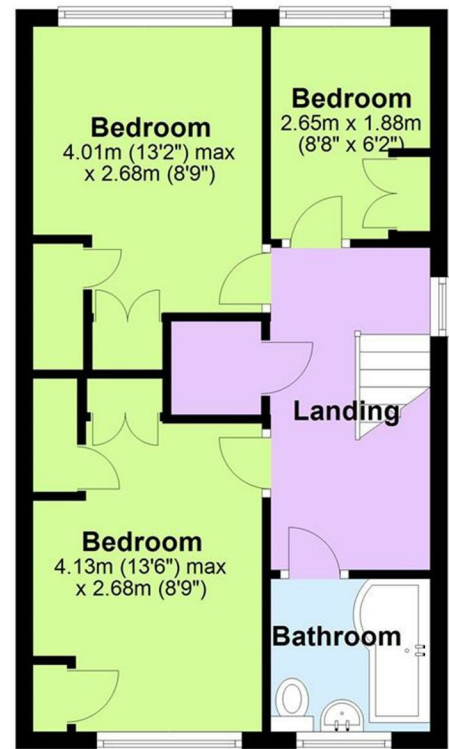
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more