



Poole Road, Upton, BH16 5JD

Asking Price £295,000

- Two Double Bedrooms
- Exceptional Garden
- Gas Central Heating
- Amazing Garden Cabin
- Modern Conveniences
- Town House
- Driveway For Two Cars
- UPVC Double Glazing
- Spacious Throughout
- No Forward Chain!

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NO FORWARD CHAIN! We are delighted to offer sale this spacious and modern town house with exceptional rear garden and cabin, situated on the outskirts of Upton close to amenities, bus routes and Upton Country Park!



Council Tax Band: B



Poole Road

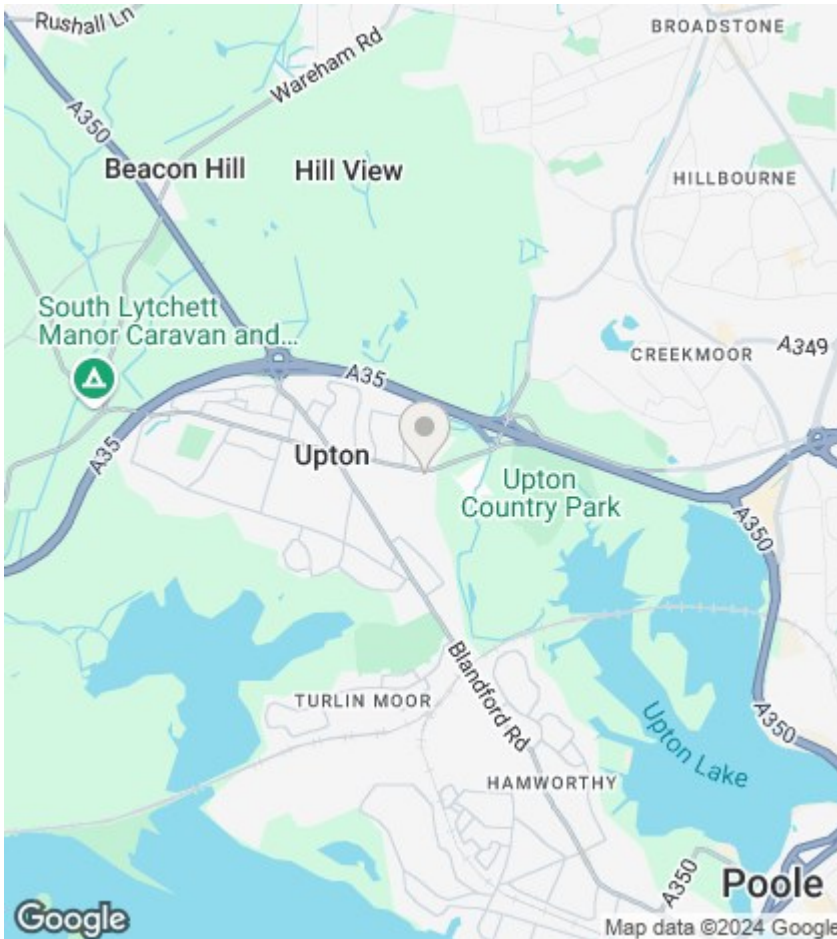
The well presented accommodation briefly comprises; two double bedrooms, lovely open plan living/kitchen/dining room with doors to the rear garden, downstairs toilet and family bathroom.

In our opinion, this property will make an ideal first or second time buy with further benefits to include; gas central heating via modern combination boiler, underfloor heating in the living space, integrated appliances, UPVC double glazing, storage cupboards, good energy efficiency and so much more.

The southerly facing rear garden is simply fantastic and provides exceptional space to enjoy throughout the year. The current owner has worked tirelessly to create an exciting yet calming environment in which to relax. As you leave the house through french doors, there is a lawn area surrounded by bedded shrubs and a path through tropical plants. Towards the end of the garden, there is a large cabin which has plenty of space for a double bed and seating along with it's own shower and toilet facilities. This would be an ideal space to accommodate visitors, those working from home or equally well utilised as a garden retreat.

At the very end of the garden is another shed/small cabin and a small secret garden area with more shrubs, which compliments the outside space even further.

With the vendor offering no forward chain, we are expecting high volumes of interest and viewings come highly recommended to avoid disappointment. For more information, or to arrange a viewing, please contact our Upton office.



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			92
(81-91) B		78	
(69-80) C			
(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	

