



35 Heights Road, Upton, Poole, BH16 5QS

Asking Price **£299,950**

- Three Bedrooms
- Southerly Facing Garden
- Garage in a Block
- Spacious Lounge
- UPVC Double Glazing
- Terraced House
- Block Paved Driveway
- Modern Kitchen
- Gas Central Heating
- Vendor Suited

35 Heights Road, Poole BH16 5QS

VENDOR SUITED This very well presented terraced house is situated within walking distance of Upton Heath. Benefitting from a large driveway & garage!



Council Tax Band: C



Heights Road

The well planned accommodation comprises three bedrooms, spacious living room, modern kitchen/dining room and family bathroom.

Further benefits include a recently laid block paved driveway, garage in a block, southerly facing rear garden, gas central heating and UPVC double glazing.

In our opinion, this property would make an ideal first time purchase or buy to let investment. With our vendor suited, we encourage internal viewing at your earliest convenience - to arrange, or for more information, please call our Upton office.

Lounge

14'10" x 14'00 (4.52m x 4.27m)

Kitchen/Dining Room

17'02" x 7'09" (5.23m x 2.36m)

Bedroom One

10'06" x 10'10" (3.20m x 3.30m)

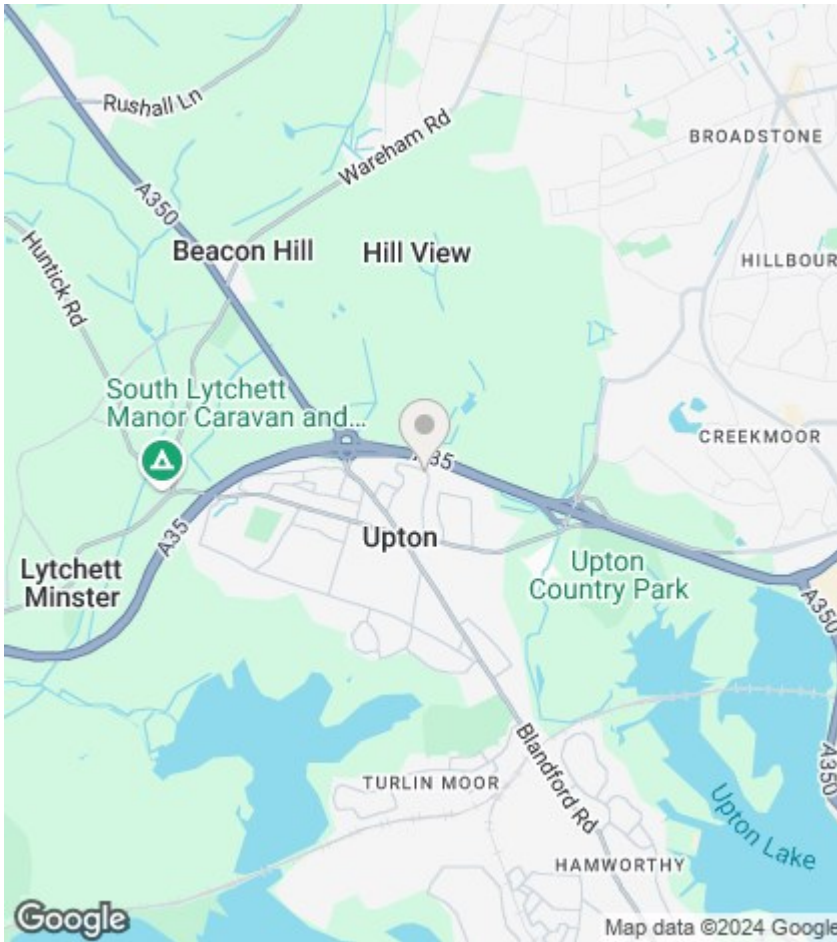
Bedroom Two

9'10" x 9'07" (3.00m x 2.92m)

Bedroom Three

7'03" x 6'00" (2.21m x 1.83m)

Bathroom



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

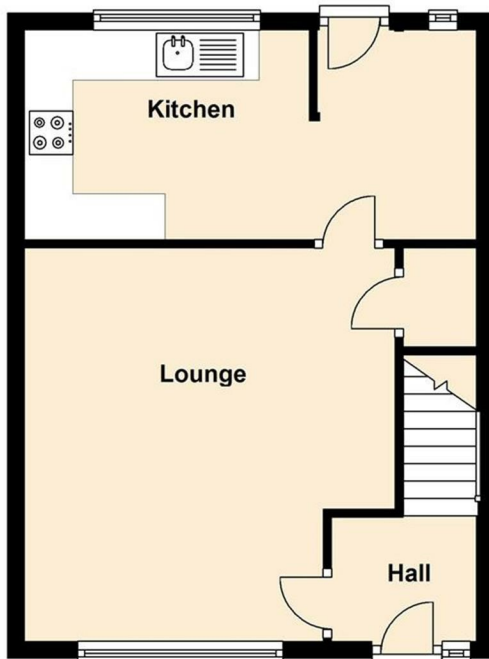
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

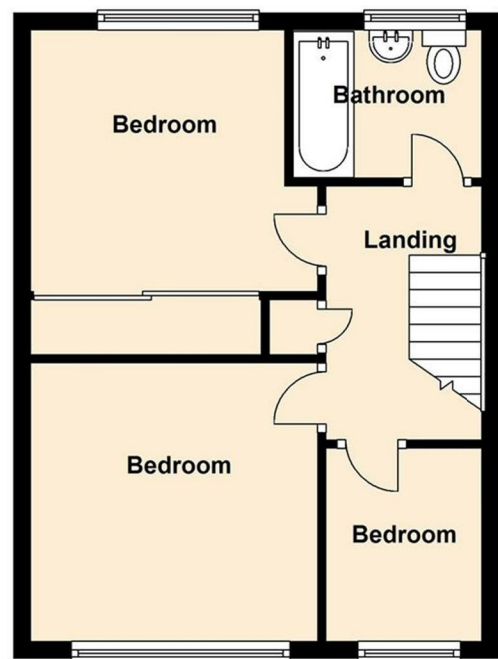
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 includes any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 622101)