



33 Poole Road, Upton, Poole, BH16 5HX

Asking Price £299,950

- End of Terrace House
- Modern Throughout
- Updated Four Piece Bathroom
- EV Charging Point
- UPVC Double Glazing
- Two Double Bedrooms
- Characterful Feel
- GCH via 'Combi' Boiler
- Off-Road Parking
- Vendor Suited!

33 Poole Road, Poole BH16 5HX

COMPLETE ONWARD CHAIN! This characterful, end of terrace house offers spacious accommodation that has received a number of modern updates in recent years.



Council Tax Band: C



Poole Road

The property offers a cosy feel thanks to good sized rooms that have received a number of tasteful cosmetic updates. However, the character has been retained throughout despite there being a modern feel to the home.

Briefly, the property comprises: two double bedrooms (the main one having recently fitted wardrobes); two reception spaces meaning that living & dining are interchangeable; a separate kitchen and a recently fitted four piece bathroom.

Further benefits include an enclosed rear garden, off-road parking, gas central heating via an updated 'combi' boiler, EV charging point and UPVC double glazing.

The position of the property means that local amenities, bus routes and favoured local schooling are also easily accessible.

With our vendor suited, internal viewing is encouraged at your earliest convenience in order to appreciate what is on offer. To arrange, or for more information, please contact our Upton Branch.

Dining Room

10'07" x 10'06" (3.23m x 3.20m)

Living Room

12'00" x 11'00" (3.66m x 3.35m)

Kitchen

13'07" x 8'08" (4.14m x 2.64m)

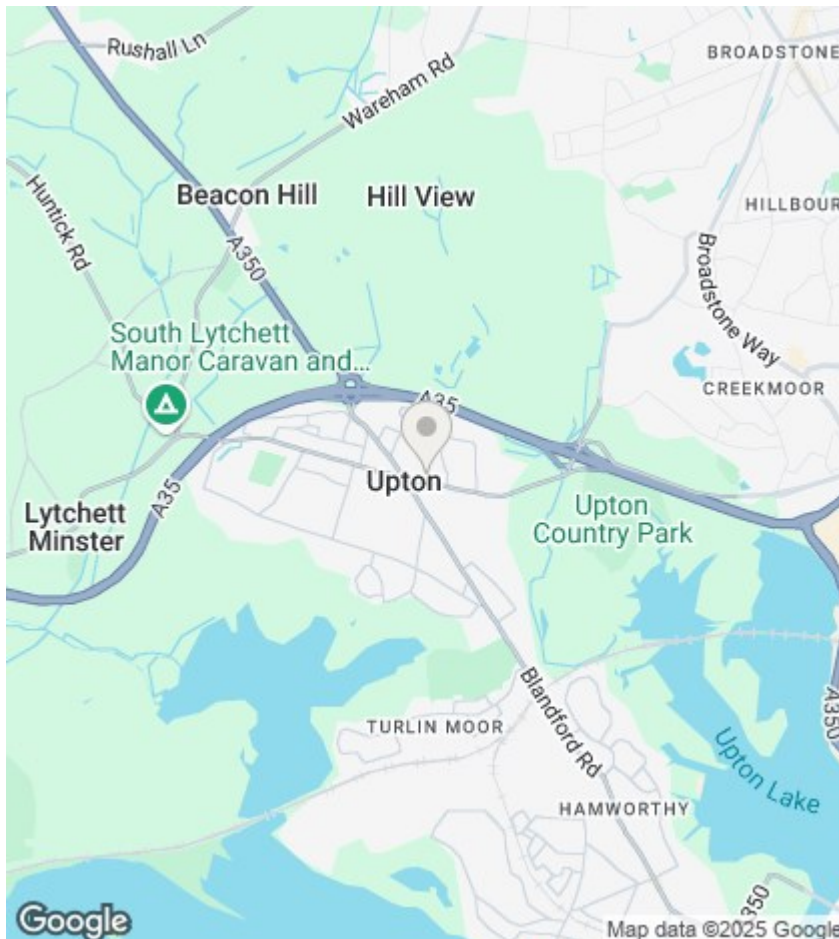
Bedroom One

14'02" x 10'10" (4.32m x 3.30m)

Bedroom Two

12'00" x 8'05" (3.66m x 2.57m)

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		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

