



3 Policemans Lane, Upton, Poole, BH16 5NE

Asking Price **£475,000**

- Three Double Bedrooms
- Extended Accommodation
- Larger than Average Garage
- Sought After Location
- Front & Rear Gardens
- Semi-Detached House
- Well Finished Kitchen
- Off-Road Parking for Several Vehicles
- Walking Distance to Favoured Schooling
- Internal Viewing Encouraged



# 3 Policemans Lane, Poole BH16 5NE

Situated on the outskirts of Upton, this extended semi-detached home offers sizeable accommodation complemented by a garage, driveway & large garden.



3



2

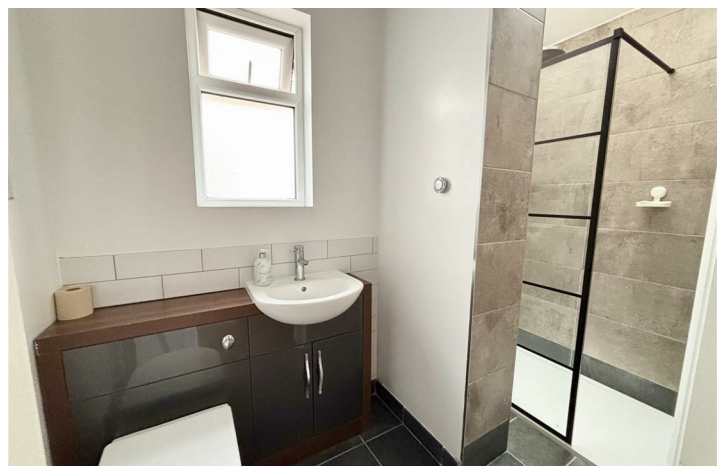


1



C

Council Tax Band: D



### Policemans Lane

Having undergone a ground floor extension by the previous occupier, the accommodation briefly comprises: three double bedrooms, living room, high quality kitchen with integrated appliances, dining space, downstairs shower room and family bathroom.

Further benefits include a nice sized rear garden with recently laid patio area abutting the rear of the property, larger than average garage, off-road parking for several vehicles, gas central heating and UPVC double glazing.

The property is located in a semi-rural feeling location, on the outskirts of Upton. Favoured schooling for all ages can be reached within a short walk, along with Lytchett Bay Nature Reserve which is ideal for those who enjoy the outdoors.

In our opinion, this property has to be viewed in order to appreciate what is on offer. To arrange a viewing, or for more information, please contact our Upton Branch at your earliest convenience.

### Agents Note

The remnants of the recently removed tree will be cleared by the seller.

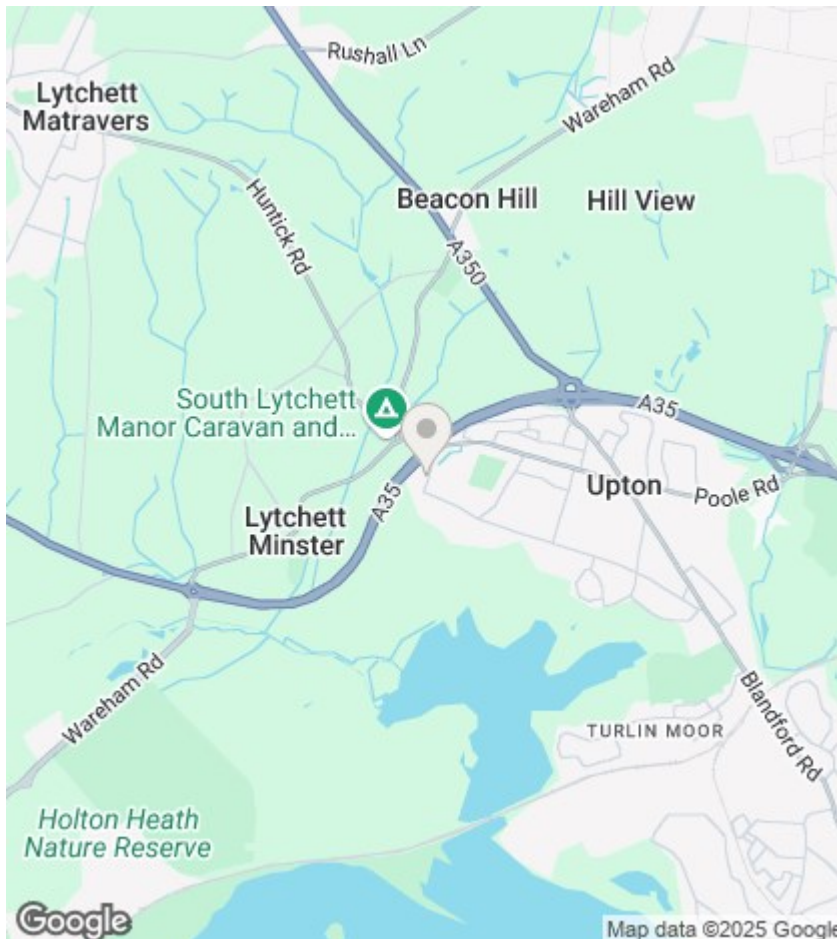












## Agents note

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.

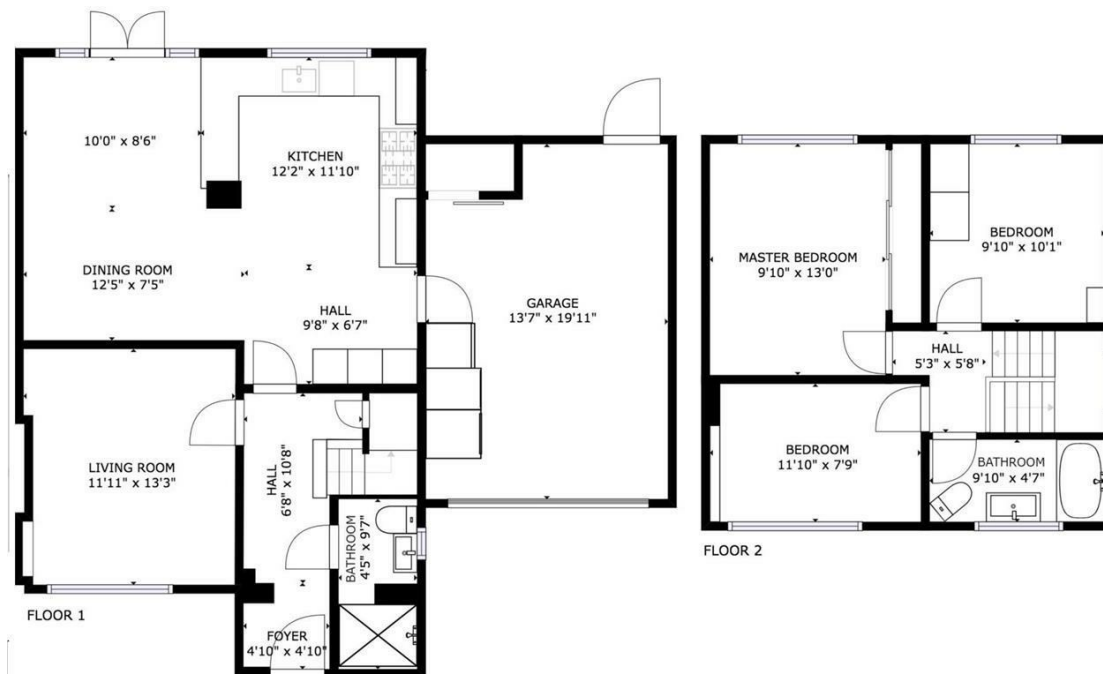
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROSS INTERNAL AREA  
FLOOR 1: 697 sq ft, FLOOR 2: 470 sq ft  
EXCLUDED AREAS: , GARAGE: 271 sq ft  
TOTAL: 1168 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.