



1 Woodcote Drive, Upton, Poole, Dorset, BH16 5RA

**Asking Price £495,000**

- Four Double Bedrooms
- Well Presented
- Driveway
- EV Charging
- Prime Location
- Detached Family Home
- Spacious Throughout
- Lovely Rear Garden
- Double Glazing & Gas Central Heating
- No Forward Chain



# 1 Woodcote Drive, Poole BH16 5RA

NO FORWARD CHAIN. We are delighted to offer sale this fantastic family home situated in one of the area's most desirable roads. A real opportunity not to be missed!



4



1



1



D

Council Tax Band: E



### Woodcote Drive

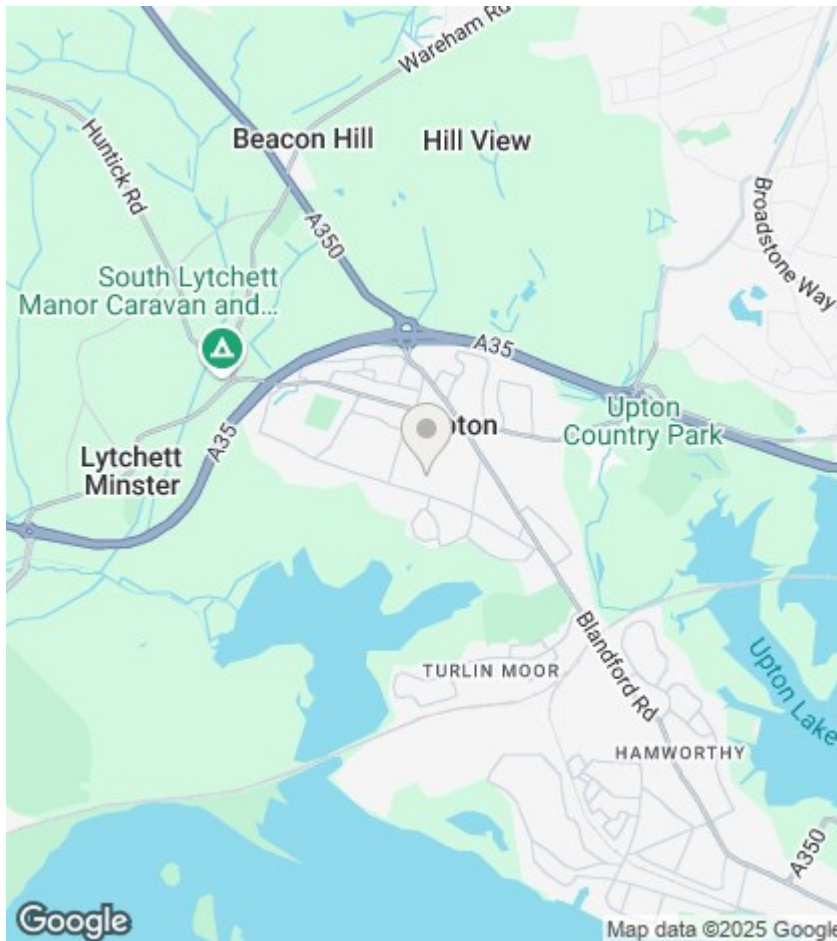
The spacious, well planned and immaculately presented accommodation comprises, four double bedrooms, lounge/dining room, kitchen/breakfast room with utility space, family shower room and downstairs toilet.

Situated in one of Upton's prime locations in Woodcote Drive just off Sandy Lane, the property further benefits from; gas central heating, double glazing throughout, EV charging point, spacious driveway and a lovely rear garden.

Situated ideally close to favoured local schooling, bus routes and amenities, this property is sure to attract high volumes of interest and internal viewings are highly recommended. To arrange, or for further information, please contact our Upton office at your earliest convenience.

The vendor is offering no forward chain.





## 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

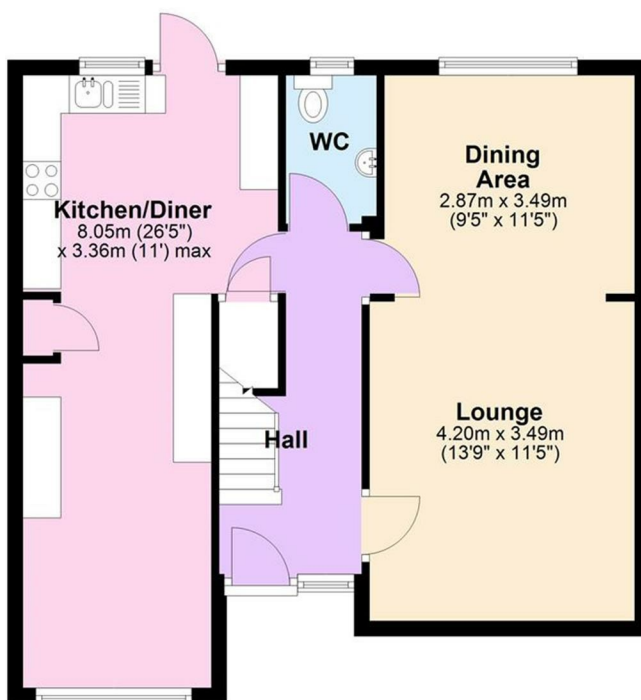
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>63</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor

