



20 Border Road, Upton, Poole, BH16 5EE

Asking Price £299,950

- Three Bedrooms
- Enclosed Rear Garden
- Single Garage
- Close to Nature Reserve
- UPVC Double Glazing
- Terraced House
- Off-Road Parking
- Garden Room with Power
- Favoured School Catchment
- Gas Central Heating

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This terraced family home is positioned opposite Lytchett Bay Nature Reserve and benefits from off-road parking & a garage.



Council Tax Band: C

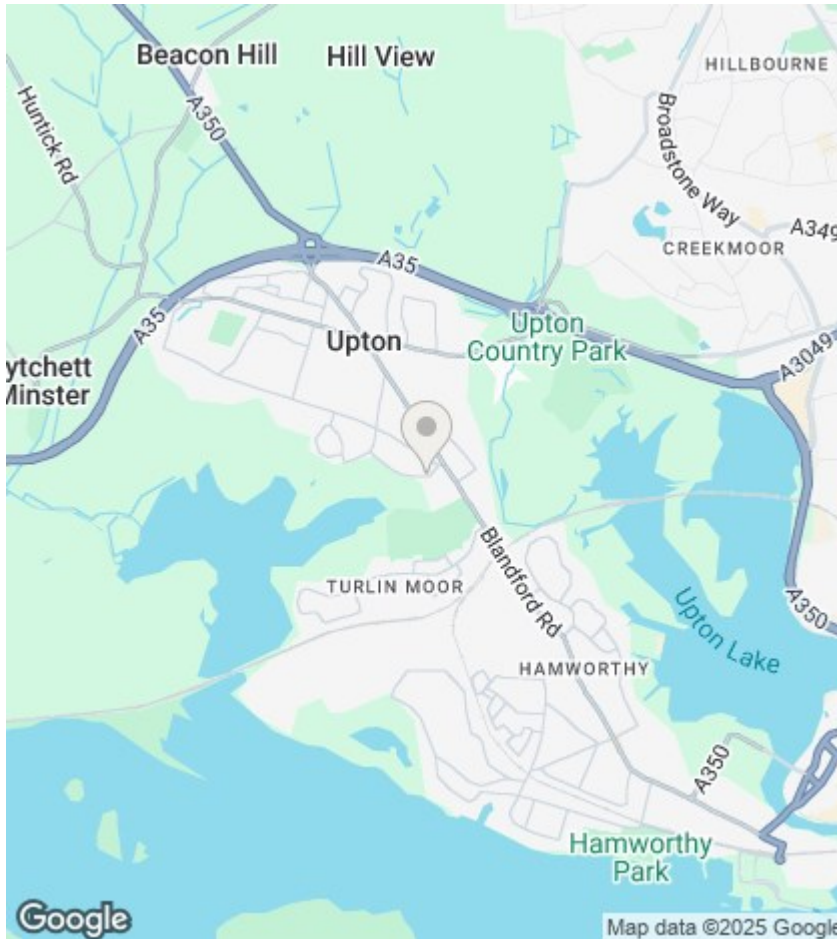


Border Road

Offering well planned accommodation, the property briefly comprises: three good sized bedrooms, living room, kitchen/dining room and family bathroom.

Further benefits include off-road parking for two cars, a garage, an enclosed rear garden, large garden room with power supply, gas central heating and UPVC double glazing.

Located near scenic walks around Lytchett Bay nature reserve, the property boasts an enviable position and is situated within favoured school catchment - making this an incredibly attractive purchase! Please call our Upton branch at your earliest convenience to arrange a viewing and avoid disappointment.



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		88
(81-91) B		
(69-80) C	73	
(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	

Border Road, Upton

