



39 Old Kiln Road, Upton, Poole, Dorset, BH16 5SG

Asking Price £369,950

- Three Bedrooms
- Drive For Two Cars
- Beautifully Presented
- Lovely Garden
- Downstairs Toilet
- Semi Detached House
- Garage In A Block
- Hot Tub
- Gas Central Heating
- Cul-De-Sac Location

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We are delighted to offer for sale this spacious and simply stunning semi detached house situated in a cul-de-sac, just a short walk to Upton Country Park.



Council Tax Band: C



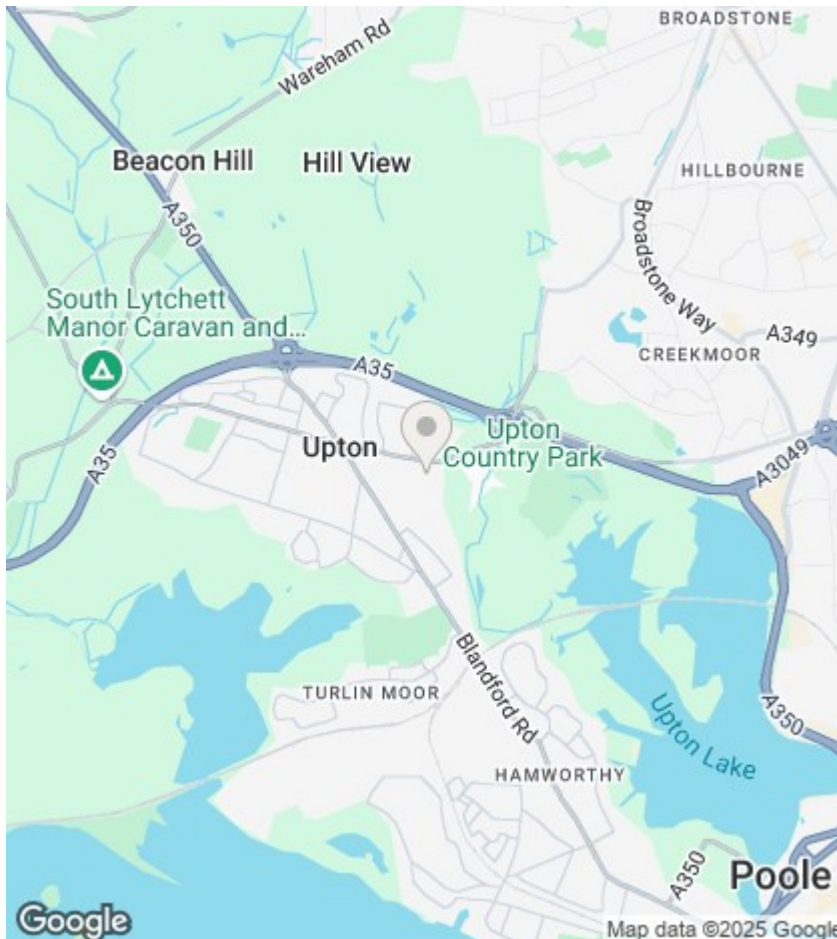
Old Kiln Road

Presented in absolutely immaculate condition inside and out, this fantastic property has generous accommodation briefly comprising; three bedrooms (third bedroom slightly larger than average), light and airy lounge/dining room with doors to the rear garden, modern kitchen, downstairs toilet and family bathroom.

Outside, the property has a tarmac driveway providing off road parking for two cars. There is secure side access via a gate to the rear garden, which is a rather special place to enjoy throughout the year. Laid to lawn with a beautiful Brazilian slate patio, which wraps around the property. Stepping stones lead to a decking area with hot tub (included in the sale) and summer house with power supply. All is enclosed by panel fencing and a variety of shrubs.

Further benefits include; garage in a nearby block, gas central heating via boiler installed 3 years ago and serviced every year (info provided by the seller), double glazed windows and doors, under stairs cupboard, fitted wardrobes in bedroom one, engineered wood flooring throughout the majority of the ground floor and recently replaced carpets upstairs.

Situated just a short walk from Upton Country Park and within easy reach of local amenities and bus routes, we believe this property will make an ideal family home. Internal viewings come highly recommended and can be arranged by calling our Upton office at your earliest convenience.



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.

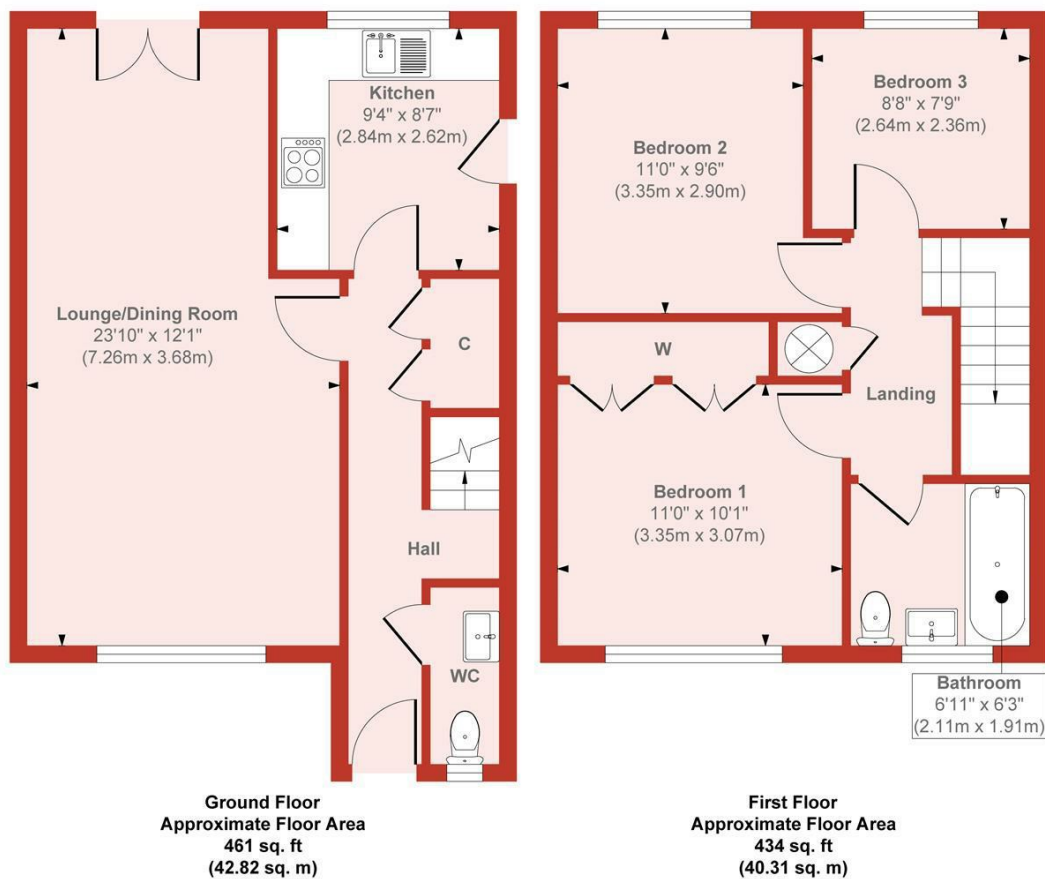
Viewings

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		
(81-91) B		
(69-80) C	70	85
(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	



Approx. Gross Internal Floor Area 895 sq. ft / 83.13 sq. m

Produced by Elements Property