



Border Road, Upton, BH16 5EE

**Asking Price £339,950**

- Three Bedrooms
- Gas Central Heating
- Driveway
- Modern Bathroom
- Spacious Throughout
- Semi Detached House
- Garage
- Stunning Kitchen/Breakfast Room
- Fantastic Garden
- Close to Lytchett Bay

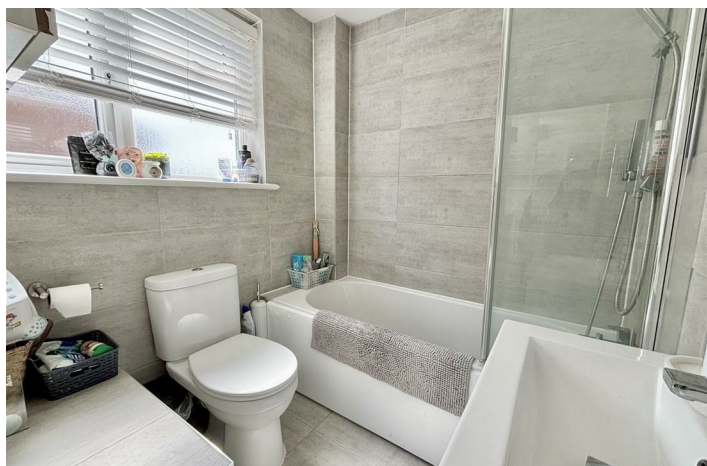


# Border Road, Upton, BH16 5EE

We are delighted to be appointed sole agents in the sale of this immaculate and beautifully presented semi detached house, situated close to scenic walks around Lytchett Bay.



Council Tax Band: C



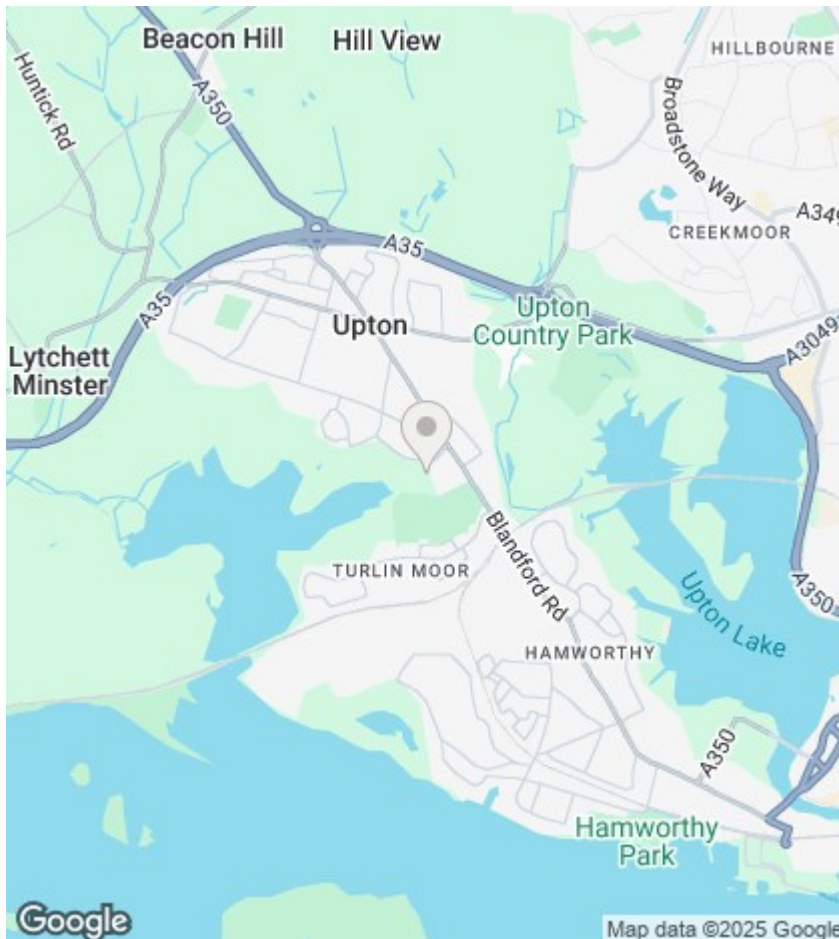
### Border Road

The bright and airy accommodation briefly comprises; three bedrooms, lounge with wide open access to a stunning kitchen/breakfast room (with doors to both the rear garden and side drive) and upstairs there's a family bathroom.

Further benefits include gas central heating, UPVC double glazed windows and doors, off road parking at the front of the property with double gates leading to additional driveway space, single garage and a sizeable rear garden.

Situated close to local amenities, bus routes and Lytchett Bay Nature Reserve, internal viewing is highly recommended to appreciate what this property has to offer. For more information, or to arrange a viewing, please contact our Upton office.





## 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.

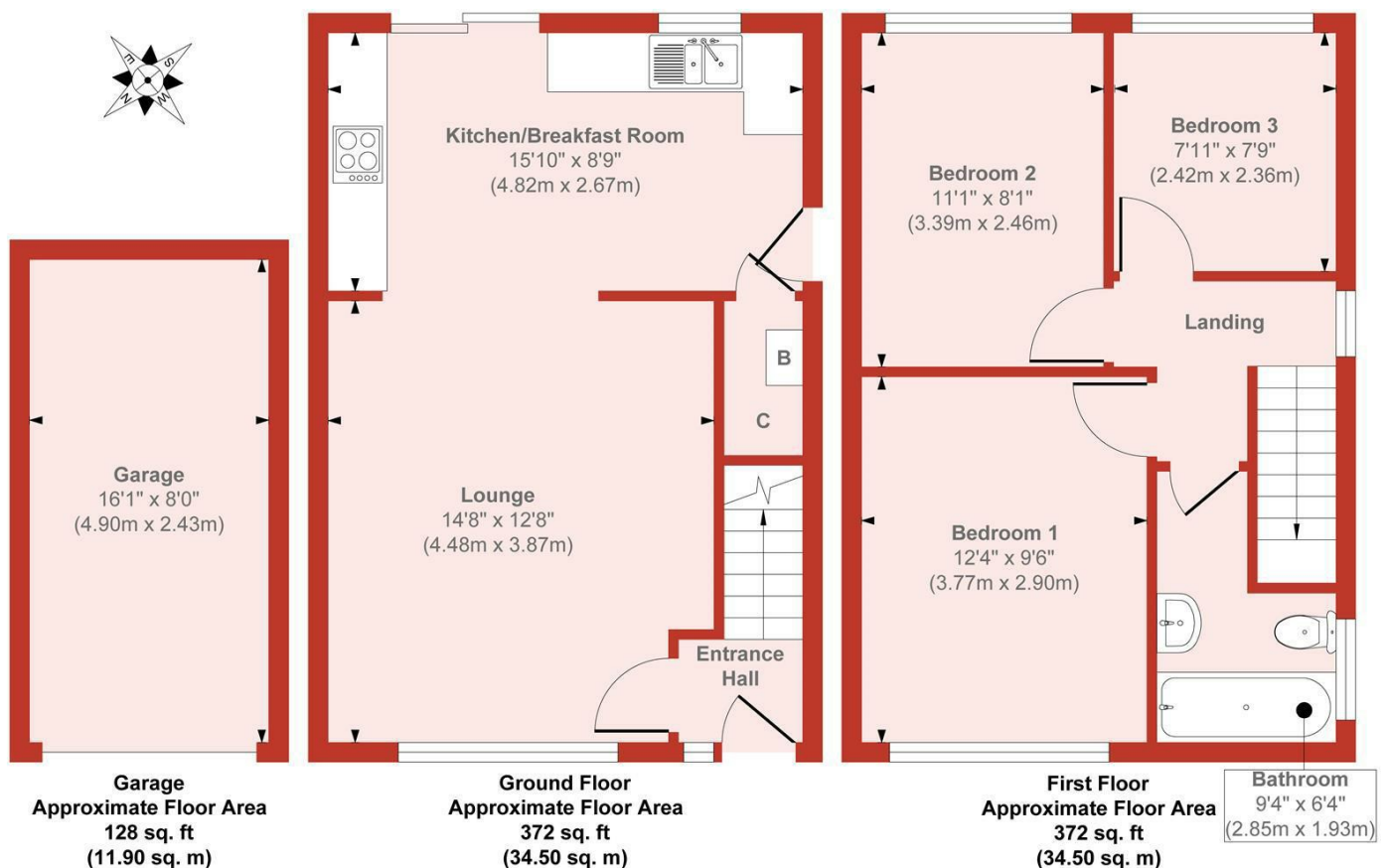
## Viewings

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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</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		
England & Wales		EU Directive 2002/91/EC



Approx. Gross Internal Floor Area 872 sq. ft / 80.90 sq. m (Including Garage)

Produced by Elements Property