



78 Dorchester Road, Upton, Poole, Dorset, BH16 5NT

Asking Price £582,500

- Four Bedrooms
- Studio Self-Contained Annexe
- Utility Room
- Two Reception Rooms
- Gas Central Heating
- Detached Family Home
- Driveway
- Downstairs Shower Room
- Really Well Presented
- Vendor Suited!

78 Dorchester Road, Poole BH16 5NT

VENDOR SUITED. We are delighted to offer for sale this imposing, thoroughly spacious and versatile detached family home in Upton, near Poole.



Council Tax Band: E

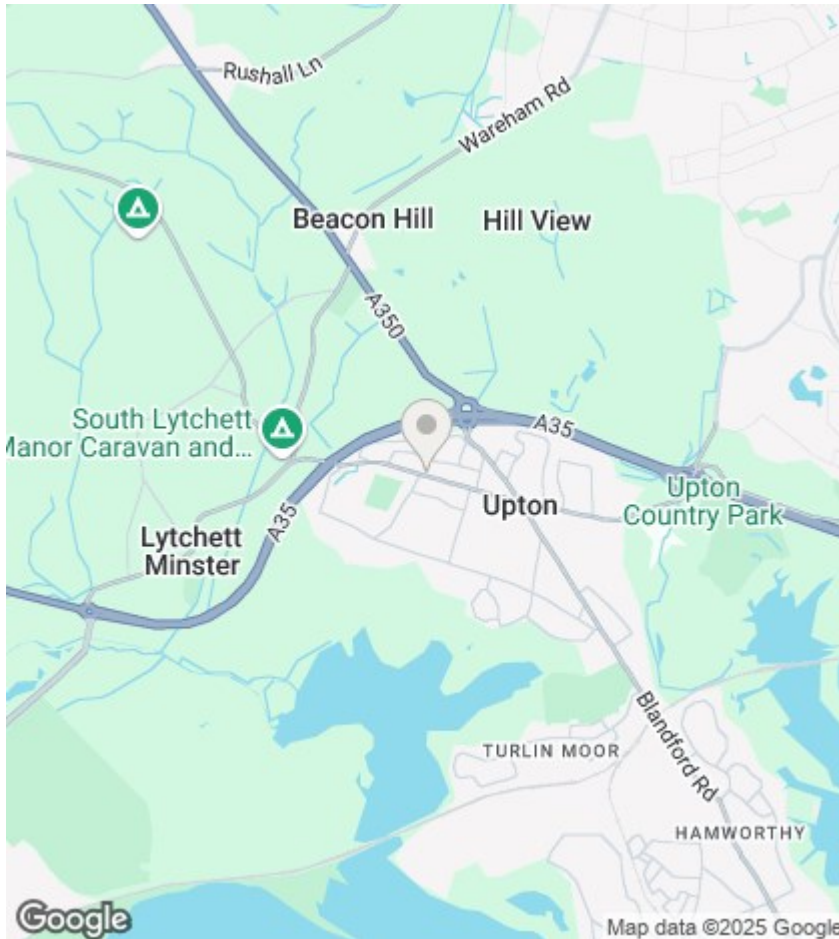


Dorchester Road

The really well presented and sizeable accommodation briefly comprises; four bedrooms, two reception living rooms, stunning kitchen/dining room, two bath/shower rooms (one on the ground floor) and useful utility room which also accommodates the modern gas boiler.

The property further benefits from a charming studio style self contained annex, which is modern throughout and has it's own private entrance. Ideal for those hoping to accommodate a dependant relative or simply an ideal space for guests coming to stay.

Further benefits include; off road parking for several cars, UPVC double glazed windows and doors, gas central heating and a lovely rear garden. Situated close to local amenities, schools and bus routes and with the vendor suited, we expect high volumes of interest. Internal viewings come highly recommended to truly appreciate what this property has to offer. To arrange, or for more information, 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) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

