



3 Pinewood Road, Upton, Poole, BH16 5LH

**£1,495 Per Calendar Month**

- Three Bedrooms
- Well Presented
- Ample Off-Road Parking
- Gas Central Heating
- Central Location
- Detached Bungalow
- Low Maintenance Garden
- Garage & Carport
- UPVC Double Glazing
- Available Now



# 3 Pinewood Road, Poole BH16 5LH

Available Now! A spacious detached bungalow situated within a short walk from a host of shops and amenities. Off-road parking and garage!



3



1



1



C

Council Tax Band: C



### Pinewood Road

Briefly, the property comprises: three bedroom, living room, modern kitchen and shower room.

Further benefits include a low maintenance rear garden, off-road parking, garage with carport, gas central heating and UPVC double glazing.

We are anticipating high levels of interest and encourage internal viewing at your earliest convenience. To arrange, or for more information, please call our Upton office.

### Living Room

13'10" x 9'11" (4.22m x 3.02m)

### Kitchen

11'03" x 7'09" (3.43m x 2.36m)

### Bedroom One

11'07" x 10'04" (3.53m x 3.15m)

### Bedroom Two

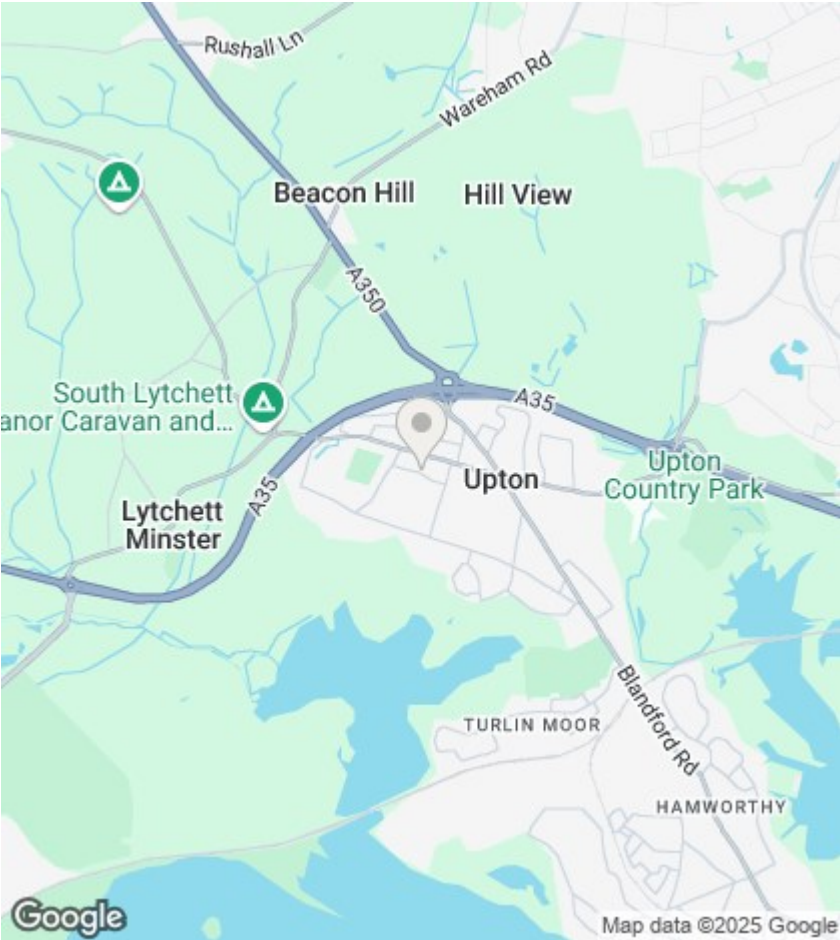
12'03" x 9'06" (3.73m x 2.90m)

### Bedroom Three

8'00" x 7'11" (2.44m x 2.41m)

### Shower Room

6'02" x 5'10" (1.88m x 1.78m )



### 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                                   |         | 85                      |
| (69-80) C                                   | 69      |                         |
| (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 |