



66 Allens Road, Upton, Poole, BH16 5BX

**Asking Price £385,000**

- Three Double Bedrooms
- 32ft Glazed Sun Room
- South Facing Rear Garden
- Huge Potential
- Close to Amenities & Bus Routes
- Detached Bungalow
- Driveway & Garage
- Envious Corner Plot
- Gas Central Heating
- No Forward Chain



# 66 Allens Road, Poole BH16 5BX

NO FORWARD CHAIN! We are delighted to offer for sale this three double bedroom detached bungalow boasting an enviable plot within a popular residential cul-de-sac close to local amenities and bus routes.



Council Tax Band: D



### Allens Road

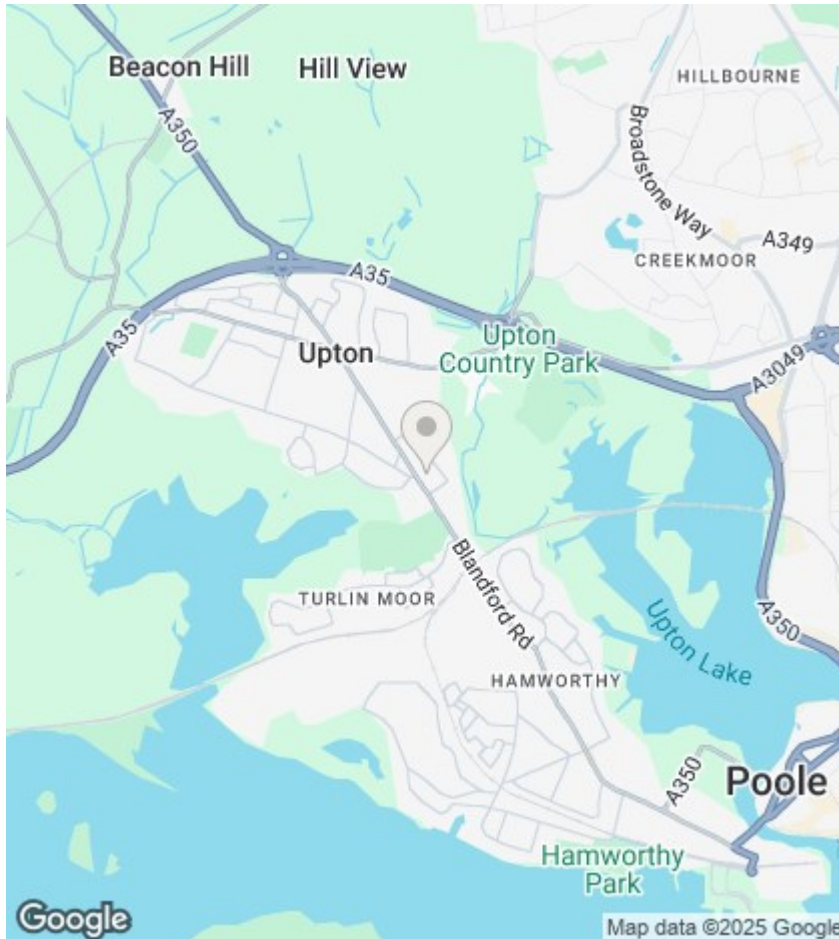
The property benefits from a much larger than average plot and briefly comprises; three double bedrooms, kitchen/diner, bathroom and a lounge with french doors leading to the 32ft wide glazed sun room.

Offered for sale with no onwards chain there are many more benefits to include gas central heating, double glazing, driveway providing off-road parking, detached garage and useful loft space.

The south facing rear garden is another feature to add to the desirability of this property. It contains patio space ideal for entertaining alongside a lawn and a variety of shrubs. Furthermore you have an additional seating area grasping the easterly aspect making it a lovely spot for your morning coffee. There is an opportunity to re-instate the vegetable patch for those who like to grow and you also have a detached workshop.

We believe this is a unique opportunity to with huge potential and one not to be missed. Please call our Upton Branch to arrange a viewing 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.

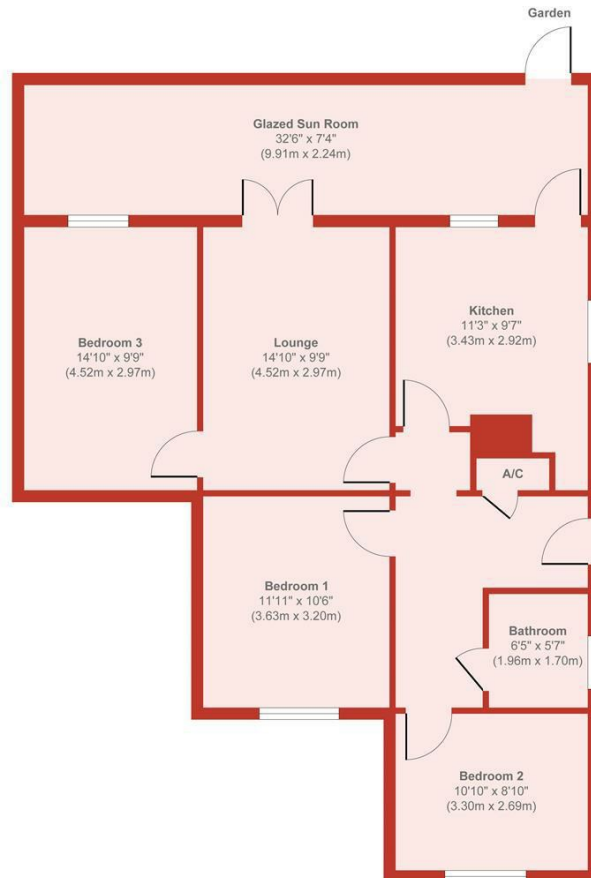
## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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



**Floor Plan**  
Approx. Gross Internal Floor Area 1089 sq. ft / 101.17 sq. m  
Produced by Elements Property