



7 Dorchester Road, Upton, Poole, BH16 5NJ

Guide Price £325,000

- Detached Bungalow
- Rare Opportunity
- Central Location
- Close to Favoured Schooling
- Viewing by Appointment Only
- Two Double Bedrooms
- Fantastic Potential to Extend (stpp)
- Approx. 200ft Long Plot
- Driveway
- No Forward Chain

7 Dorchester Road, Poole BH16 5NJ

A fantastic opportunity to acquire an older style bungalow, positioned on a much larger than average plot within the heart of Upton.



2



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1



G

Council Tax Band: D



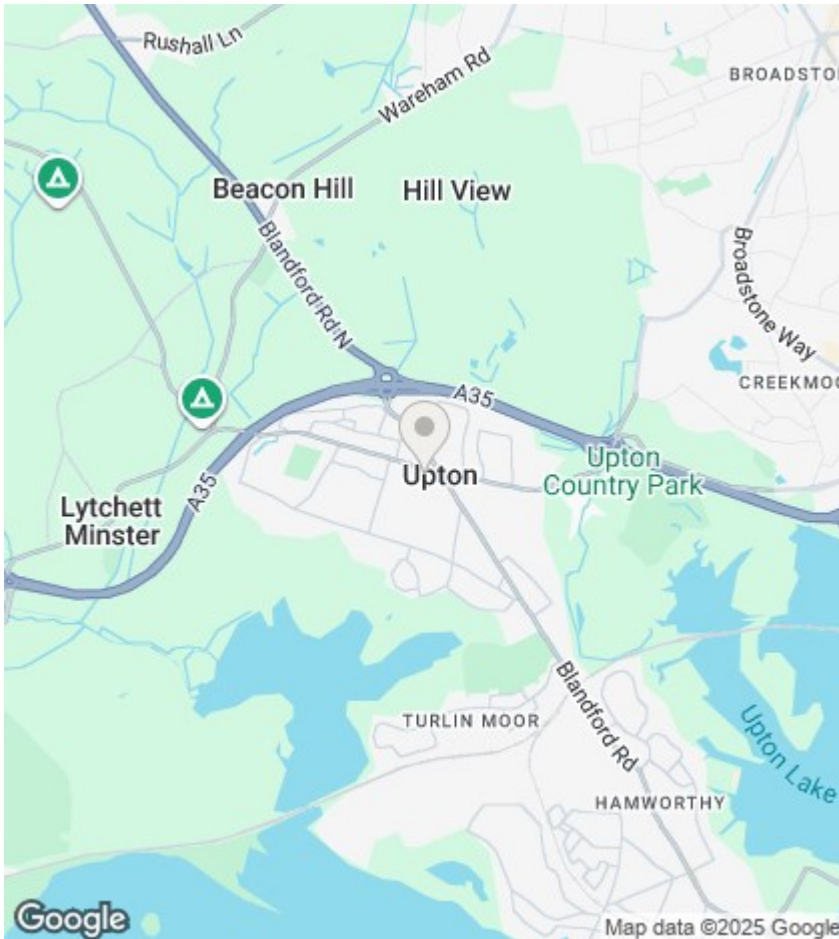
Dorchester Road

Briefly, the property comprises: two double bedrooms, living room, kitchen with adjoining utility space and bathroom. It's worth noting that there is also a loft room that measures 12'06" x 9'05" - however, access is via a ladder style stairway.

The property is positioned on an uncharacteristically large plot and measuring approx. 200ft from front to back. This means that the potential to extend is fantastic! Or, for those looking to simply have a property with a generous garden, it's a great option.

Located within the heart of Upton, you will find a host of favoured amenities on the doorstep. It's also worth noting that there is schooling for all ages within easy reach too - especially Yarrells Preparatory school which is a 5/10 minute walk away.

Offered for sale with no onward chain, internal viewing is encouraged but on a strictly appointment only basis. To arrange, or for further information, please contact the sole agents, Greys.



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

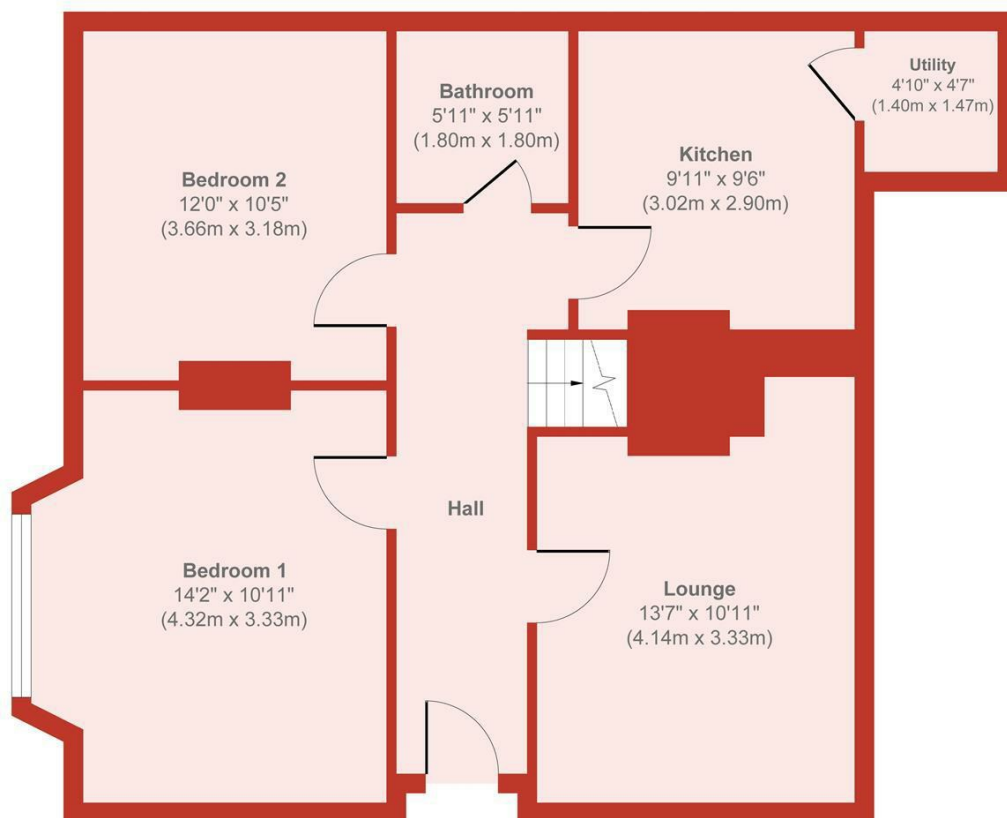
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		64
	16	
England & Wales		
EU Directive 2002/91/EC		

Dorchester Road, Upton



Floor Plan

Approx. Gross Internal Floor Area 735 sq. ft / 68.28 sq. m

Produced by Elements Property