



12 Shore Avenue, Upton, Poole, Dorset, BH16 5DY

**Asking Price £265,000**

- Two Double Bedrooms
- Garage In a Block
- Gas Central Heating
- Ideal First Time Buy
- Popular Location
- Staggered Terrace
- Lovely Rear Garden
- Extended Kitchen & Lean-to
- Close To Lytchett Bay
- No Forward Chain!



# 12 Shore Avenue, Poole BH16 5DY

No forward chain! We are pleased to offer for sale this deceptively spacious and well kept terraced house, set within a popular cul-de-sac in Upton.



Council Tax Band: B



### Shore Avenue

The property features two generously sized double bedrooms upstairs, along with a family bathroom. Downstairs, a bright and welcoming lounge provides an ideal living space, while the extended kitchen offers increased functionality with a useful lean-to directly off it – perfect for storage or a utility area. Overall, we believe the property is considerably larger than the average two bedroom terraced home.

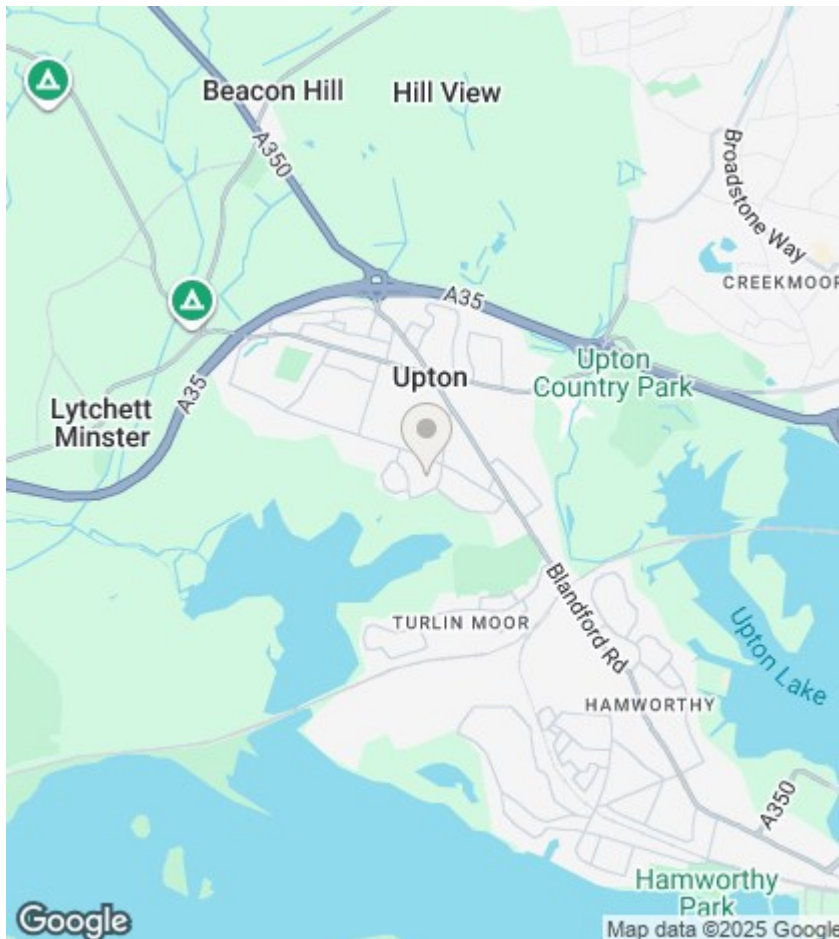
One of the standout features of this home is its quiet location and private rear garden – a peaceful outdoor space that's perfect for enjoying the warmer months. At the front, there's a good sized garden with the potential to create off road parking (subject to permission for a dropped kerb).

Additional benefits include gas central heating and double glazing throughout. With its great position close to Lytchett Bay Nature Reserve, local amenities, schools and good transport links into Poole and beyond, this home offers fantastic value and space in a sought after area.

Situated in a popular residential area of Upton, just a few miles west of Poole, this well presented staggered terraced house offers more space than most – both inside and out.

To arrange a viewing, please call our Upton office 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(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

