



101 Allens Road, Upton, Poole, BH16 5BX

Asking Price £169,950

- One Double Bedroom
- Private Entrance
- Garden Area
- UPVC Double Glazing
- Parking Available
- First Floor Flat
- Garage in a Block
- Close to Country Park
- Useful Loft Room
- Close to Amenities

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Situated within easy reach of Upton Country Park, this first floor flat would make an ideal first time purchase and benefits from a garden area & garage.



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1



1



D

Council Tax Band: A



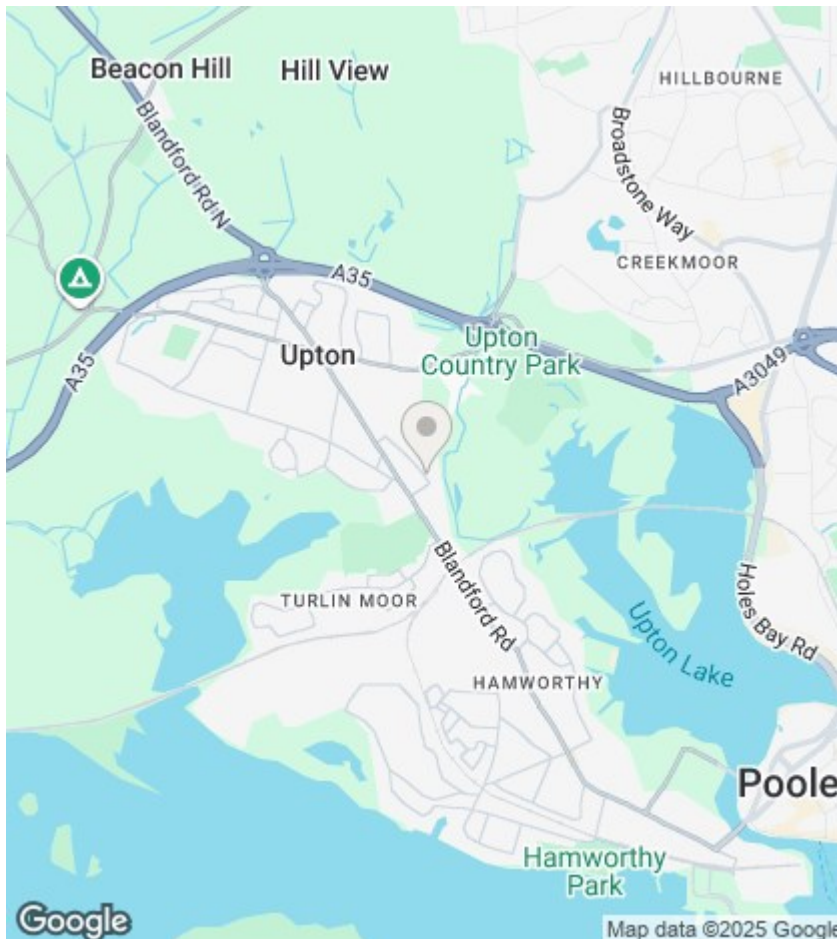
Allens Road

Located within a block of just four flats, this property comprises: one double bedroom, lounge/dining room, kitchen, useful loft room and a modern shower room.

To the rear, there is a garden area allocated to the flat along with a small balcony space. Further benefits include a garage in a block, gas central heating, a long lease and UPVC double glazing.

A footpath leading into Upton Country Park runs along the rear of the property, making it ideal for who enjoy having open space on the doorstep.

To arrange a viewing, or for more information, please contact our Upton Branch.



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.

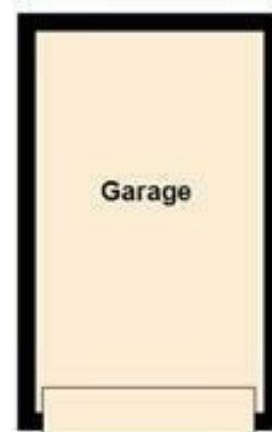
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approx. 12.2 sq. metres (130.8 sq. feet)



Total area: approx. 52.0 sq. metres (559.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006). Plan produced using PlanUp.