



7 Pinewood Road, Upton, Poole, BH16 5LH

Asking Price £485,000

- Three Double Bedrooms
- Well Presented Throughout
- Off-Road Parking
- Close to Favoured Schooling
- Brand New 'Combi' Boiler
- Detached Chalet Home
- Garage with Light & Power
- Spacious Principle Suite
- Two Bath/Shower Rooms
- Vendor Suited!

7 Pinewood Road, Poole BH16 5LH

A very well presented, chalet family home with a mature rear garden, off-road parking, garage and spacious principle suite.



Council Tax Band: D



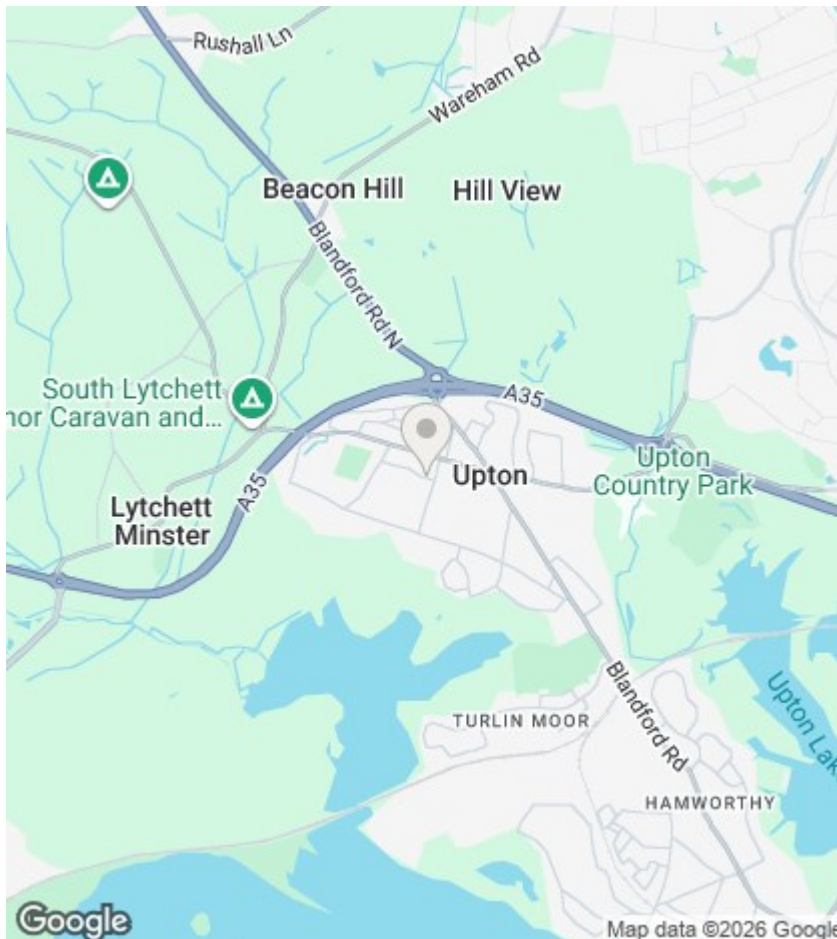
Pinewood Road

Having undergone a loft conversion in 2017, this chalet property offers well presented & spacious accommodation. On the ground floor, there is a modern kitchen, extended lounge/dining room, two double bedrooms and a shower room. The first floor is dedicated to a sizeable principle suite with a dressing area and adjoining bathroom.

The rear garden has been well maintained and is well stocked with a variety of mature shrubs and bushes. The garage is accessed via an electric door and has light & power - it's also worth noting that the roof was replaced circa 2019. To add further useful storage, there is a small 'potting shed' and a larger summer house too.

Further benefits include off-road parking for three vehicles, gas central heating via a brand new 'combi' boiler and UPVC double glazing.

Positioned within a short walk of favoured schooling and Lytchett Bay Nature Reserve, we believe this property has all the makings of an ideal family home. 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:

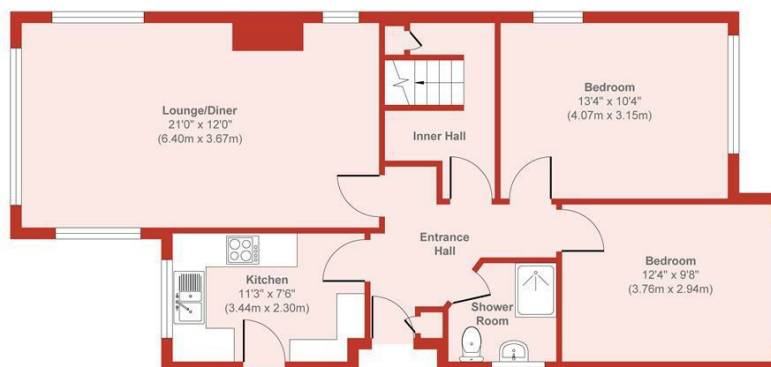
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

Pinewood Road, Upton



First Floor
Approximate Floor Area
426 sq. ft
(39.64 sq. m)



Ground Floor
Approximate Floor Area
771 sq. ft
(71.70 sq. m)

Approx. Gross Internal Floor Area 1197 sq. ft / 111.34 sq. m

Produced by Elements Property