



57 Dacombe Drive, Upton, Poole, Dorset, BH16 5JJ

Asking Price **£400,000**

- Three Bedrooms
- Kitchen/Dining Room
- Driveway
- Popular Residential Location
- Well Presented
- Detached Family Home
- Study/Playroom
- Westerly Facing Garden
- Downstairs Toilet/Utility
- NO FORWARD CHAIN

57 Dacombe Drive, Poole BH16 5JJ

No forward Chain! We are delighted to offer for sale this beautifully presented, detached property situated in a popular residential area in Upton with further potential to extend (subject to planning).



Council Tax Band: D



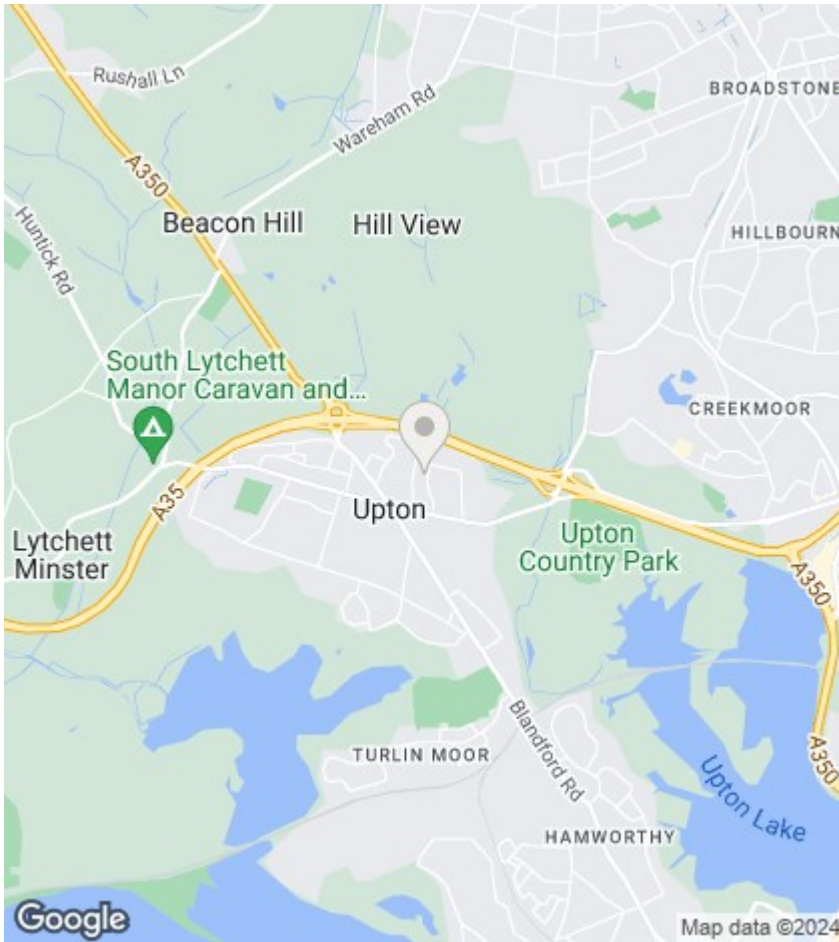
Dacombe Drive

The spacious and ideally arranged accommodation briefly comprises; three bedrooms, lounge, kitchen/dining room with doors onto the rear garden, family bathroom, downstairs toilet/utility room and an additional reception room (garage conversion) currently used as a playroom/study.

The property further benefits from double glazed windows and doors, gas central heating, attractive window shutters, off road parking, sizeable westerly facing rear garden and so much more!

Offered for sale with no forward chain, the property is conveniently located within favoured school catchment as well as being close to local shops and bus routes.

To arrange a viewing or for further information, please get in touch at your earliest convenience.



Directions

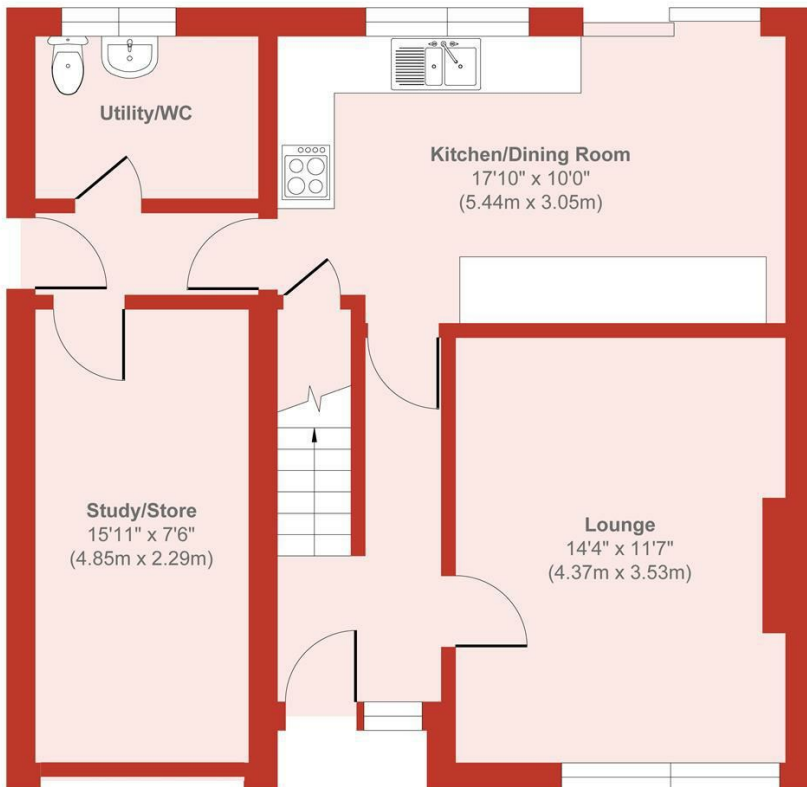
Viewings

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

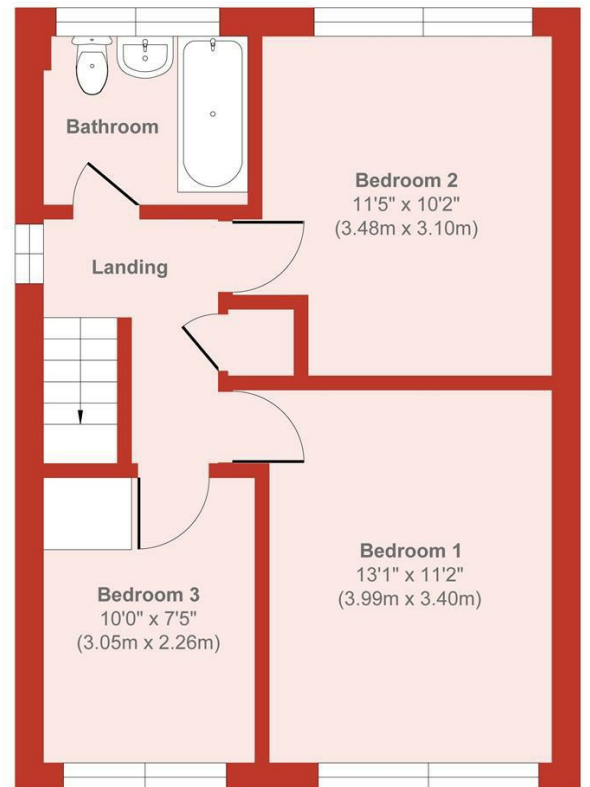
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(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	



Ground Floor
Approximate Floor Area
656 sq. ft
(60.94 sq. m)



First Floor
Approximate Floor Area
437 sq. ft
(40.59 sq. m)

Approx. Gross Internal Floor Area 1093 sq. ft / 101.53 sq. m

Produced by Elements Property