



627 Blandford Road, Upton, Poole, Dorset, BH16 5ED

**Asking Price £325,000**

- Semi-Detached House
- Modern Throughout
- Gas Central Heating
- Popular Local Schooling
- Southerly Rear Garden
- Three Bedrooms
- UPVC Double Glazing
- Two Allocated Parking Spaces
- Well Presented Inside & Out
- Ideal First Time Buy!



# 627 Blandford Road, Poole BH16 5ED

We are delighted to offer for sale this really well presented and modern, semi detached home with south facing garden. Situated in Upton within catchment for popular local schools.



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C

Council Tax Band: B



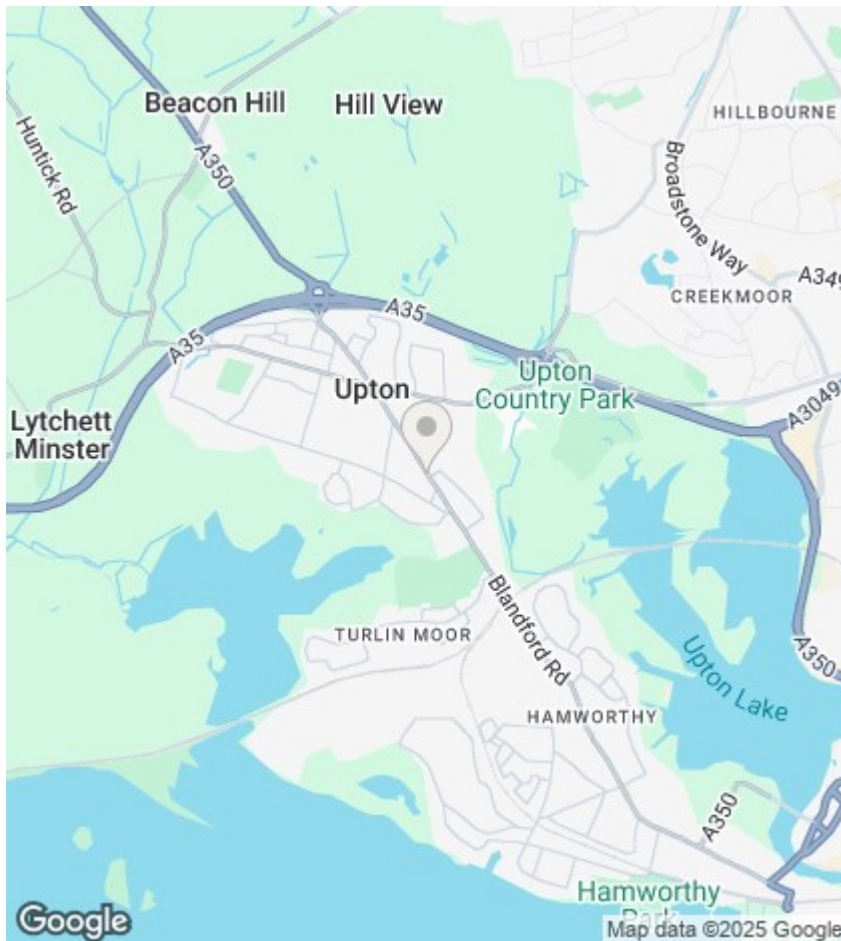
### Blandford Road

The well planned accommodation benefits from natural light throughout thanks to its southerly aspect and briefly comprises; three bedrooms (third being a single but big enough accommodate a single bed), entrance hall, kitchen/dining room, living room, family bathroom and downstairs toilet.

The property further benefits from all the modern conveniences you'd expect - With gas central heating and double glazing contributing to a good EPC score, southerly facing garden designed for low maintenance, allocated parking for two cars and so much more.

Situated within short distance of local amenities, bus routes and set within catchment for Upton & Lytchett Minster schools, we feel this property will make an ideal first time buy or starter family home.

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



## 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.

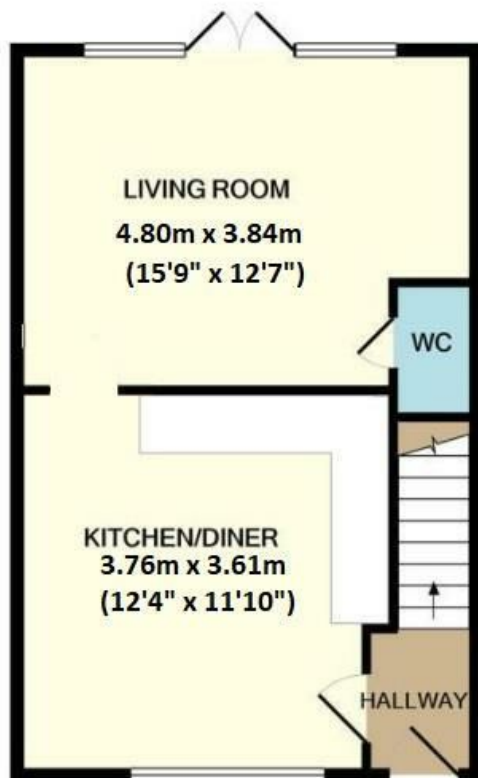
## Viewings

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

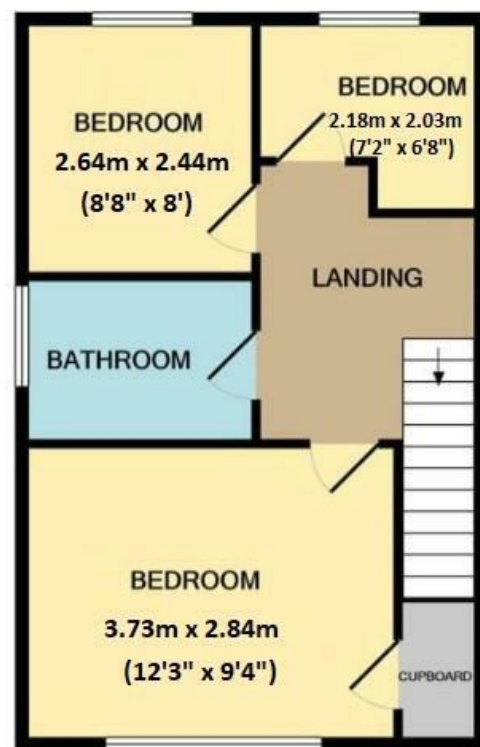
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	



GROUND FLOOR



1ST FLOOR