

# DANEHURST

— ESTATE AGENTS —



OLD KILN ROAD, POOLE, BH16 5SQ

Guide price £325,000



located in a popular residential area of Upton, this charming 3-bedroom semi-detached house offers a comfortable living environment close to local amenities, with easy access to both Poole and Bournemouth.

The property, built in 1980, is in good order and is being sold with no forward chain.

A practical enclosed porch leads to a spacious reception hall with stairs to first floor. The ground floor is well laid out and has a lounge/dining room with a conservatory attached to the rear, a recently replaced kitchen and ground floor cloakroom. Upstairs there are three good sized bedrooms and a family bathroom.

#### Outside:

The enclosed rear garden, is mainly laid to lawn and provides direct access to a detached brick built garage.

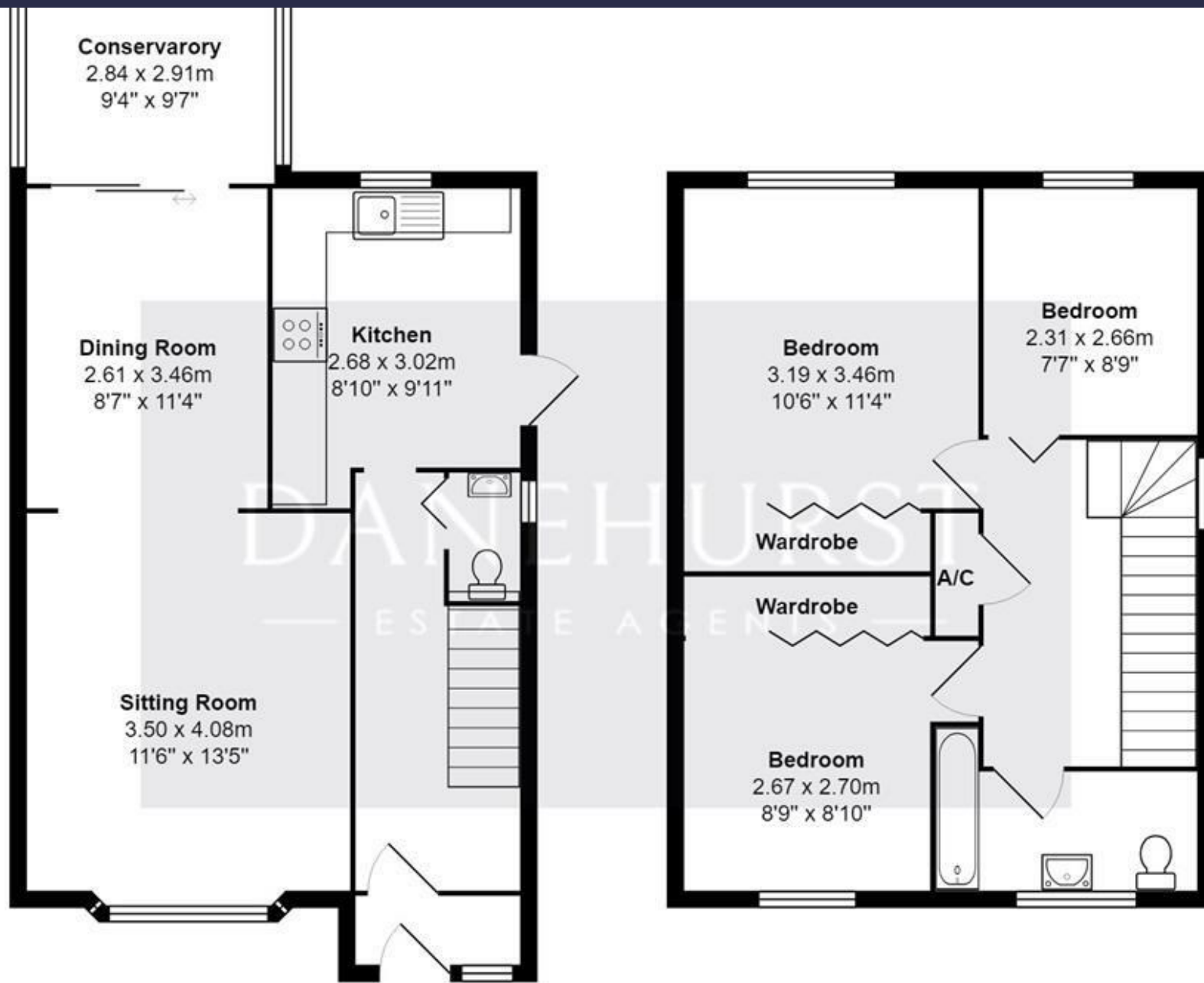


- Vacant Possession / No Forward Chain
- Convenient Location
- 3 Bedrooms and Family Bathroom
- Lounge / Dining Room
- Conservatory
- Ground floor Cloakroom
- Enclosed Garden
- Detached Garage
- Council Tax Band C (Purbeck) Dorset.



## **Location**

Located in a quiet cul-de-sac close to the centre on Upton. Upton is in Poole and is a charming residential suburb that offers a perfect blend of peace and quiet as well as being extremely convenient. Nestled between the vibrant town of Poole and the picturesque Dorset countryside, Upton provides excellent local amenities including reputable schools, parks, and shopping facilities. With its close proximity to the stunning Poole Harbour and beautiful Bournemouth beaches, residents can enjoy a variety of outdoor activities.







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