



44 POOLE ROAD

POOLE

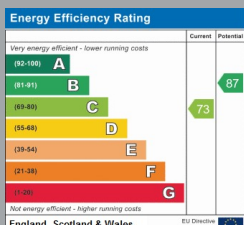
Dorset, BH16 5JB

£1,550 PCM

[goadsby.com](http://goadsby.com)

# A WELL PRESENTED HOUSE IN UPTON WITH DRIVEWAY PARKING & GARDEN

- Three Bedroom Family Home Plus Study
- Two Reception Rooms
- Offered Unfurnished
- Garden & Driveway Parking
- EPC Rating: Band C



Reference: 720744

**Deposit Amount:** £1,788.46

**Council Tax Band:** C

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Driveway Parking

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

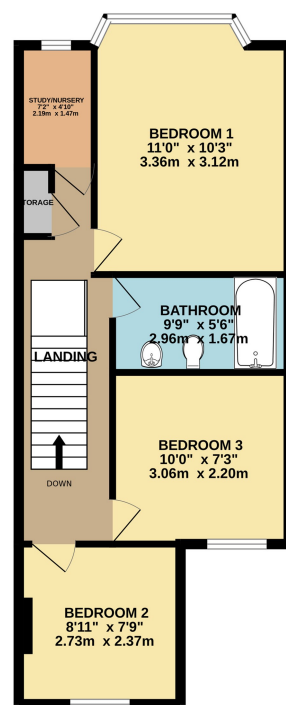
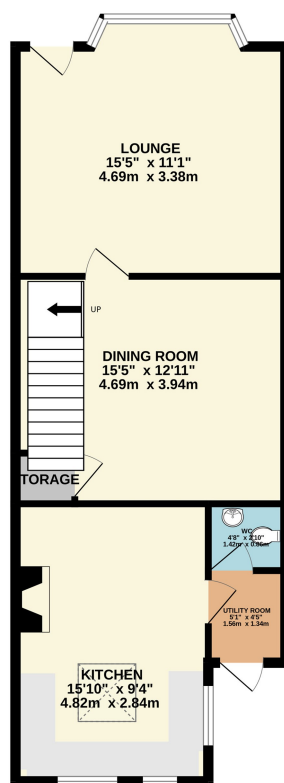
**Flood Risk:** For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



This mid-terrace family home is situated in the popular residential location of Upton and is neutrally decorated throughout. The property offers three bedrooms plus study/nursery and two reception rooms. Benefiting from driveway parking for one car, private rear garden and is offered on an unfurnished basis.

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropix ©2024

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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