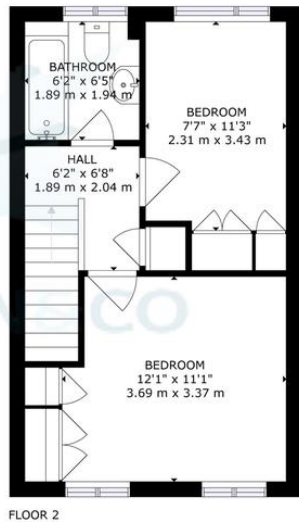


Property Location Upton



GROSS INTERNAL AREA
FLOOR 1: 349 sq.ft, 32 m², FLOOR 2: 349 sq.ft, 32 m²
EXCLUDED AREAS: PORCH: 8 sq.ft, 1 m², CONSERVATORY: 99 sq.ft, 9 m²
TOTAL: 698 sq.ft, 64 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Watery Lane, Upton

Guide Price £290,000

Martin & Co Poole
• 109 Commercial Road • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171
<http://www.poole.martinco.com>



Spacious Throughout

Gas Central Heating

Sold as Seen

No Forward Chain

Ideal First Time Buy

Single Garage

2 Reception Rooms

Close to Lytchett School

2 Double Bedrooms

Popular Location



Why you'll like it

Located in the desirable area of Upton, this two-bedroom semi-detached house offers spacious and versatile accommodation, ideal for first-time buyers or small families. The property features two generous reception rooms, including a comfortable sitting room at the front of the house, perfect for relaxing or entertaining guests, and a bright conservatory to the rear, offering an additional living space.

The kitchen/dining room is a particular highlight, boasting ample floor-to-ceiling units that provide excellent storage, as well as an integrated double oven and hob. Its good size allows for a family dining table, making it a practical and welcoming space for everyday living.

Upstairs, the property offers two well-proportioned double bedrooms, both serviced by a family bathroom that includes a bath, toilet, and sink.

Externally, the property benefits from a good sized rear garden that is laid to patio, providing a low-maintenance outdoor area perfect for entertaining or relaxing. A rear gate offers convenient access to the garage area, and this property includes a single garage-ideal for parking or additional storage.

Located within easy reach of local amenities, transport links, and schools, this charming home in Upton presents an excellent opportunity to acquire a property in a sought-after area. Early viewing is highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

