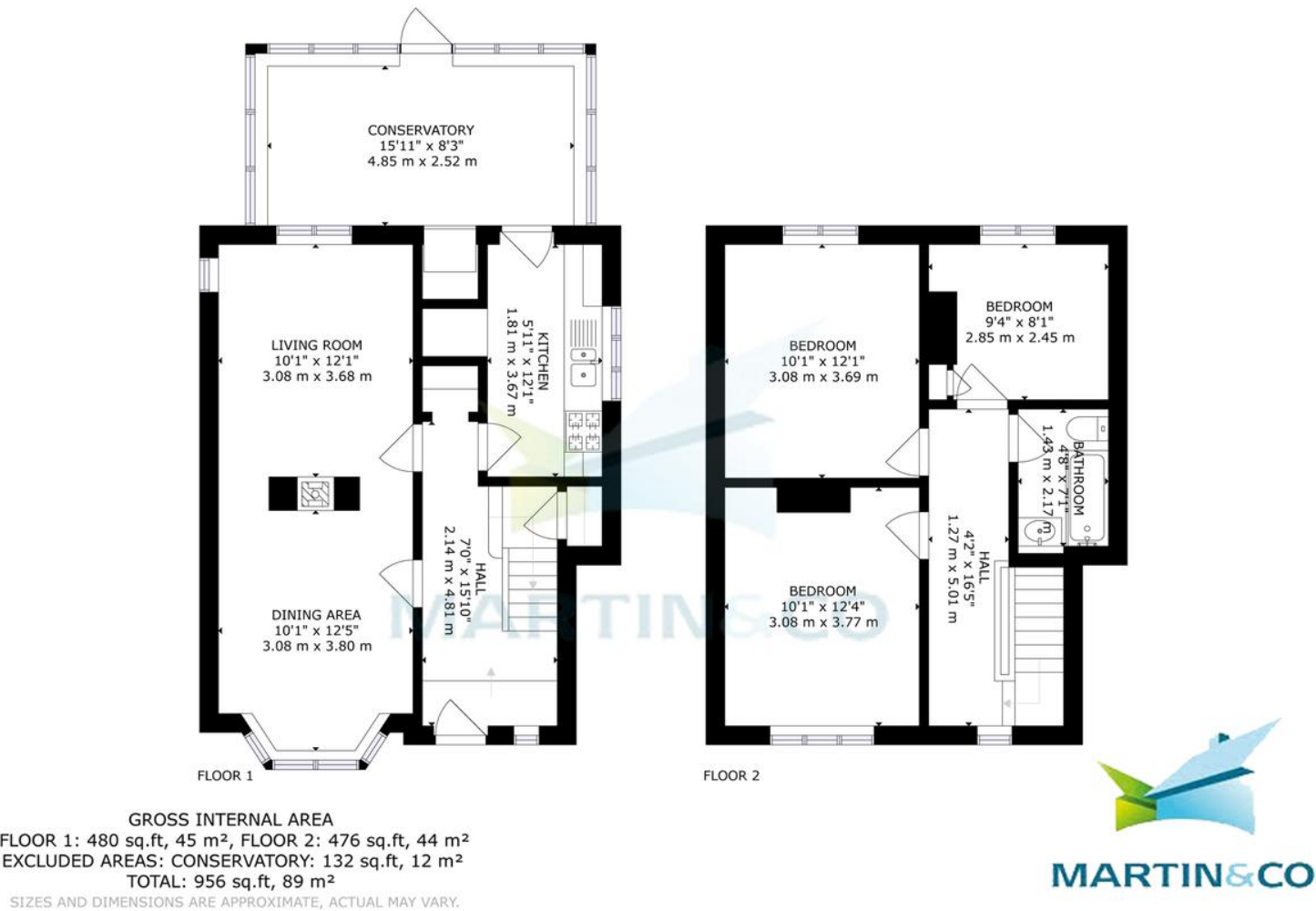


Property Location
Poole



Upton Road, Poole

Guide Price £375,000

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.

Vendor Suited

Detached Family Home

Three Bedrooms

Lounge

Dining

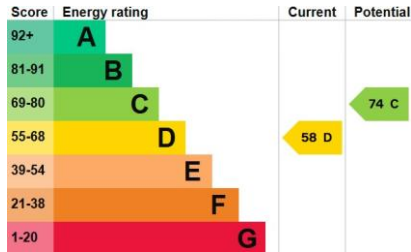
Galley Kitchen

Conservatory

Ample Off Road Parking

North West Facing Rear

Garden



Why you'll like it

Nestled along the sought-after Upton Road in the Fleetsbridge area of Poole, this three-bedroom detached family home offers a perfect balance of space, convenience, and comfort. Ideally situated on the fringe of Creekmoor, the property is within easy reach of local shops, amenities, and excellent transport links, with both Poole Town Centre and Broadstone just two miles away.

Boasting ample off-road parking and a side driveway, this home provides both privacy and practicality. To the rear, a generous north-westerly facing garden offers plenty of outdoor space for relaxation, entertaining, or family play.

Inside, the home is well-presented and thoughtfully laid out. From the entrance hallway, the left side opens into a bright and spacious open-plan living and dining area at the front, flowing through to a cosy rear lounge featuring a stylish fireplace and wood burner – ideal for relaxing evenings. On the right, the galley-style kitchen offers ample workspace, cupboard storage, and includes an integrated oven and microwave. To the rear of the home, a large conservatory provides versatile additional living space with views over the garden.

Upstairs, the property comprises two well-proportioned double bedrooms, a comfortable single bedroom, and a modern family bathroom complete with WC, basin, bath, and overhead shower.

Further benefits include UPVC double glazing throughout. The property falls within the catchment of Hillbourne Primary and Poole High School, making it an excellent choice for families.

This detached home combines practical features with homely charm in a convenient location - an ideal opportunity for buyers looking to settle in a well-connected part of Poole.

Early viewing is recommended to fully appreciate the potential this property has to offer.

Additional information:-
Freehold
Gas Central Heating
Council Tax Band: D

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 Poole 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.

