



1 Sea View Road, Upton, Poole, BH16 5NF

£325,000

- Semi Detached House
- Manageable Rear Garden
- Utility Porch & Downstairs Toilet
- UPVC Double Glazing
- Close to Favoured Schooling
- Two Double Bedrooms
- Driveway
- Gas Central Heating
- Sought After Location
- No Forward Chain

1 Sea View Road, Poole BH16 5NF

NO ONWARD CHAIN! We are delighted to offer for sale this older style, semi-detached home situated within favoured school catchments.



Council Tax Band: C



Sea View Road

Offered for sale is this fantastic characterful home situated within a sought after part of Upton. The home comprises two double bedrooms, lounge with bay window, kitchen/breakfast room, utility porch, downstairs toilet and modern shower room.

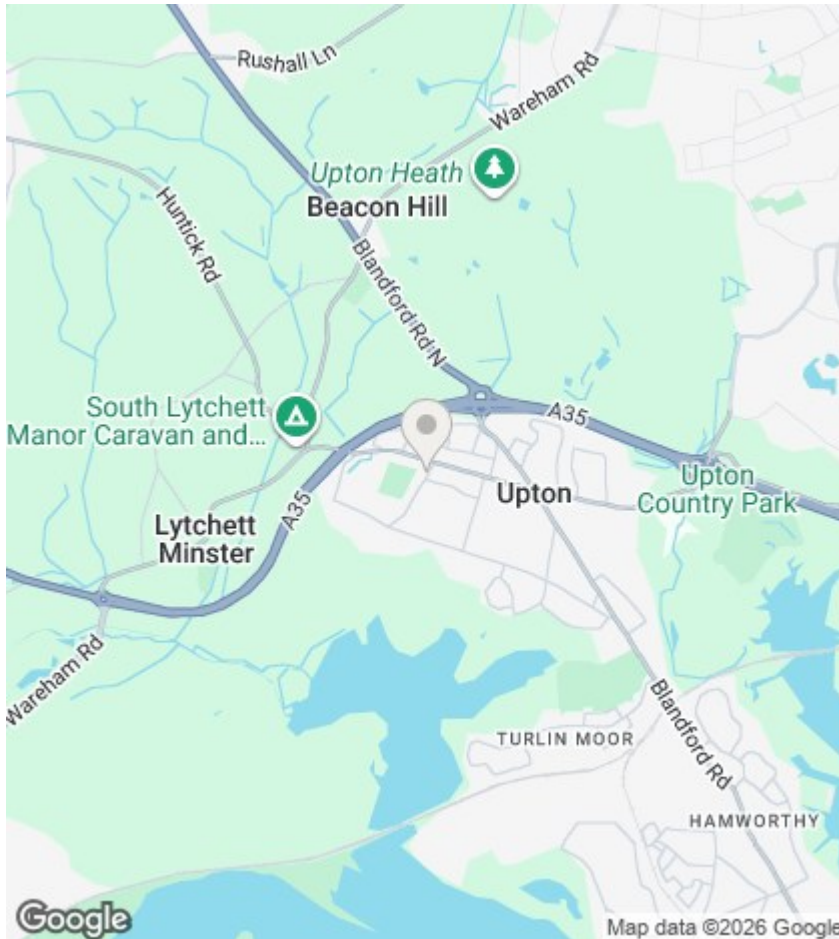
The garden is majority laid to lawn and will be enclosed by panel fencing. Further benefits include off-road parking, gas central heating and UPVC double glazing.

Positioned within easy reach of favoured schooling, Lytchett Bay Nature Reserve & the recreation ground, this property is sure to attract high levels of interest. To arrange a viewing, or for more information, please contact our Upton Branch at your earliest convenience!

Agents Note

The property is being sold as part of a residential development opportunity, please ask for further details should this be required as the current boundaries shown on OS maps will be altered.

The photos are from when the property was previously advertised, it's now tenanted.



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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

