GREYS

ESTATE AGENTS

53 Allens Road, Upton, Poole, BH16 5BU

Asking Price £425,000

- Unique Listing With Two Properties In One!
- Two Bedroom Detached Annexe
- Rear Garden
- Fantastic Location
- Jack & Jill En-Suite
- Three Bedroom Semi Detached Home
- Large Driveway
- Well Presented Throughout
- Ideal For Dependant Relative
- Must Be Seen!

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
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We are pleased to offer for sale this versatile five bedroom property situated on Allens Road in the popular area of Upton. The stunning self contained annexe essentially means you are buying two properties in one!

5 3 2 C

Council Tax Band: C

Allens Road

The accommodation comprises a three bedroom semi detached house along with a separate two bedroom annexe located within the garden, making it ideal for extended family living, guests or multi generational households. Equally, we feel the annexe could also provide a fantastic space for those working or running a business from home.

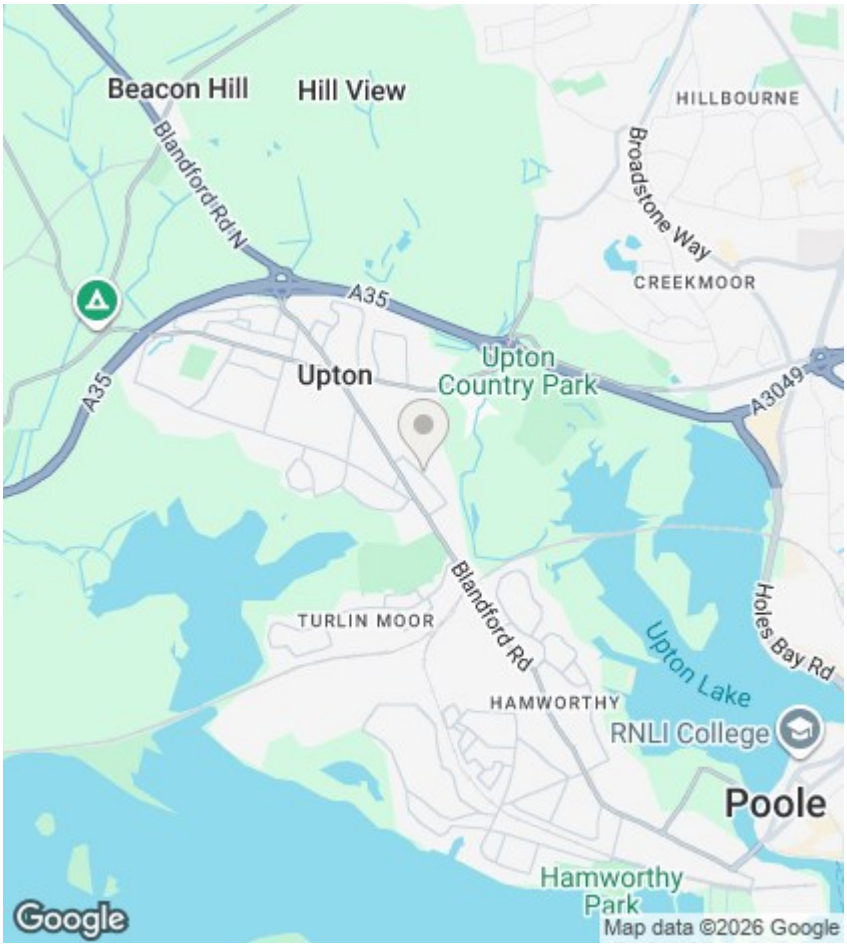
The main house offers well presented and practical living accommodation. Upon entering, the front lounge is bright and welcoming, creating an inviting space to relax. The ground floor also benefits from a spacious bathroom fitted with a bath and overhead shower, WC and wash hand basin. To the rear of the property, the well proportioned kitchen features a dining area and provides ample space for appliances including a washing machine, dishwasher and fridge freezer, along with a gas hob and extractor fan. Glazed doors lead directly to the garden.

Upstairs, there are three bedrooms comprising two good sized doubles and a single room. The two larger bedrooms are connected by a 'Jack & Jill' style en-suite bathroom, fitted with a shower, toilet and wash hand basin. The loft houses the combi boiler, providing efficient heating and hot water throughout the home.

Externally, the property enjoys a lovely rear garden, mainly laid to lawn with a patio area that is ideal for outdoor dining and entertaining. To the front, the driveway provides ample off road parking for multiple vehicles.

A particular feature of the property is the separate two bedroom annexe located at the side of the garden. This excellent additional space offers a living area, dining area, kitchen, shower room, a double bedroom and a further room suitable for a single bed, providing flexible accommodation for a variety of needs.

This attractive property offers an excellent combination of space, practicality and flexibility, making it a fantastic family home with the added benefit of a self contained annexe. Early viewing is highly recommended - To arrange, or for more information, please contact our Upton office.



Agents Note

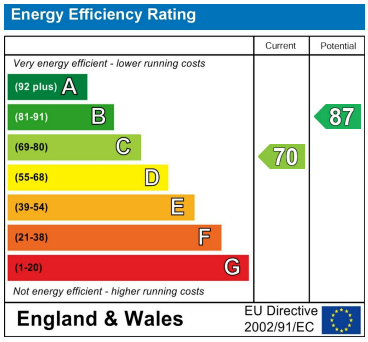
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

C



Ground Floor
Approximate Floor Area
521 sq. ft
(48.36 sq. m)

First Floor
Approximate Floor Area
383 sq. ft
(35.64 sq. m)

Annexe
Approximate Floor Area
398 sq. ft
(37.00 sq. m)

Approx. Gross Internal Floor Area 1302 sq. ft / 121.00 sq. m (Including Annexe)

Produced by Elements Property

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