



9 Border Road, Upton, Poole, BH16 5EE

Asking Price **£319,950**

- Three Bedrooms
- Driveway
- Enclosed Rear Garden
- Garage in a Block
- Ownership of Solar Panels
- End of Terrace House
- Large Extension
- Downstairs Toilet
- GCH/UPVC Double Glazing
- No Forward Chain!



## 9 Border Road, Poole BH16 5EE

NO FORWARD CHAIN! We are delighted to offer for sale this well presented, extended three bedroom end of terrace house benefitting from a driveway and a popular position just a stones throw from Lytchett Bay.



3



1



1



C

Council Tax Band: C



### Border Road

Offered for sale with no onward chain, the property briefly comprises three bedrooms, lounge, bathroom, downstairs toilet and a kitchen / dining room created as a result of a large extension to the rear of the property.

The garden area is laid to a mixture of patio, stone and decking - all allowing for easy maintenance. You are enclosed by panel fencing with a gate to the rear leading to the garage in a block.

Positioned close to local amenities and within catchment for favoured local schools, further benefits include the ownership of solar panels, driveway, gas central heating and UPVC double glazing.

We believe this property would make an ideal family home and expect high levels of interest. To arrange a viewing, or for further information, please call our Upton branch.

### Lounge

15' 9" x 12' 6" max (4.57m 2.74m x 3.66m 1.83m max)

### Kitchen / Dining Room

14' 5" x 13' 8" max (4.27m 1.52m x 3.96m 2.44m max)

### Downstairs Toilet

### Bedroom One

12' 5" x 9' 3" (3.66m 1.52m x 2.74m 0.91m)

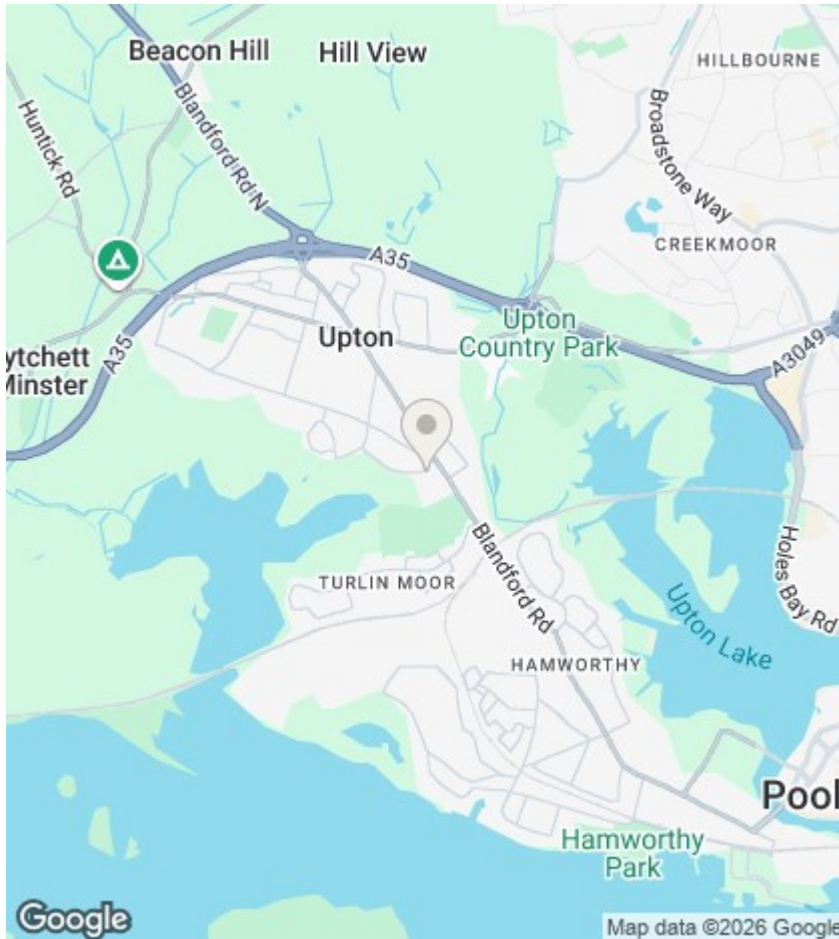
### Bedroom Two

11' 7" x 7' 5" (3.35m 2.13m x 2.13m 1.52m)

### Bedroom Three

7' 11" x 7' 9" (2.13m 3.35m x 2.13m 2.74m)

### Bathroom



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Border Road, Upton

