



635 Blandford Road, Upton, Poole, Dorset, BH16 5ED

**Asking Price £395,000**

- Three Double Bedrooms
- Southerly Facing Garden
- Well Presented
- Popular Location
- Upton & Lytchett Minster Schools
- Chalet Style Family Home
- Parking For Two Cars
- Two Bath/Shower Rooms
- Gas Central Heating
- No Chain!

# 635 Blandford Road, Poole BH16 5ED

No Chain! We are delighted to offer for sale this well presented and deceptively spacious, detached chalet style family home with southerly facing garden.



Council Tax Band:



## Blandford Road

Situated in the highly sought after area of Upton, close to Poole and within easy reach of excellent local schools, amenities and transport links, this property offers versatile accommodation arranged over two floors.

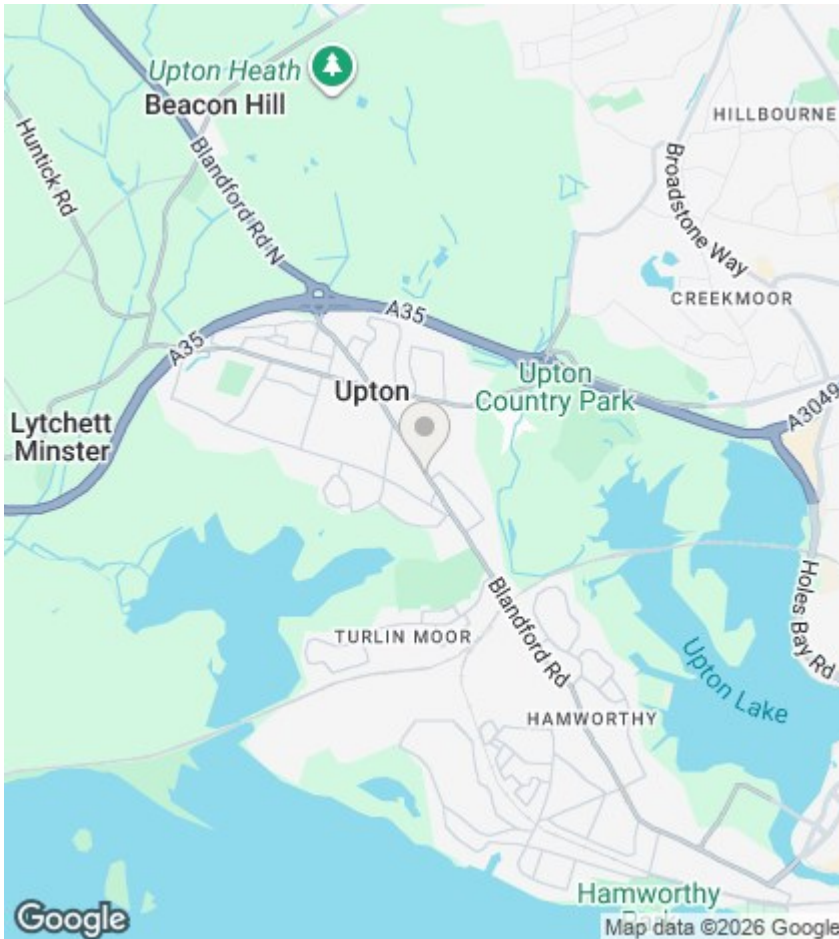
The ground floor comprises a welcoming lounge, a well appointed kitchen, and a feature conservatory that provides an attractive additional reception space overlooking the rear garden. There are also two generously sized bedrooms and a modern shower room, making the layout ideal for those seeking ground floor bedroom accommodation.

On the first floor, the property benefits from a spacious principal bedroom together with a family bathroom.

Further features include gas central heating, double glazing throughout and a low maintenance rear garden enjoying a desirable southerly aspect, perfect for outdoor relaxation and entertaining. To the front, a driveway provides off road parking for two vehicles.

Combining flexible living space with a convenient location, this attractive home is ideally positioned for access to local shops, schools and leisure facilities, making it an excellent choice for families and downsizers alike.

To arrange a viewing, 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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

