



86 Dorchester Road, Upton, Poole, BH16 5NT

Asking Price **£475,000**

- Three Bedrooms
- Beautiful Kitchen/Dining Area
- Character Features
- Off-Road Parking
- Downstairs Toilet
- Detached House
- Separate Utility/Bootroom
- Lovely Rear Garden
- Close to Favoured Schooling
- Vendor Suited!

# 86 Dorchester Road, Poole BH16 5NT

We are delighted to offer for sale this very well presented, characterful family home complemented by a beautiful rear garden - just a short walk from favoured schooling.



Council Tax Band: D



## Dorchester Road

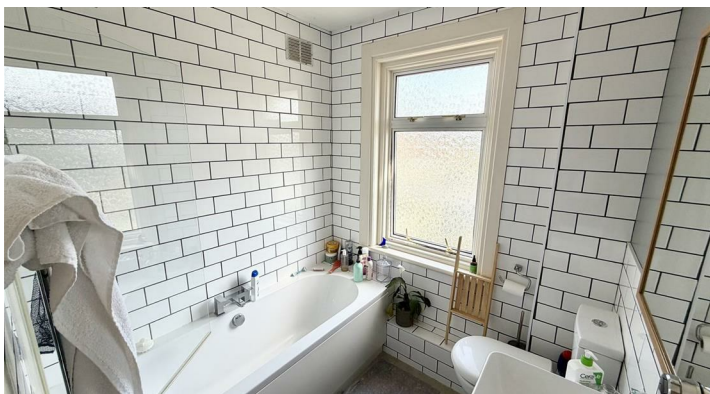
Having received a considerable level of attention throughout by the current occupiers, this home offers a brilliant amount to complement the needs of the modern family.

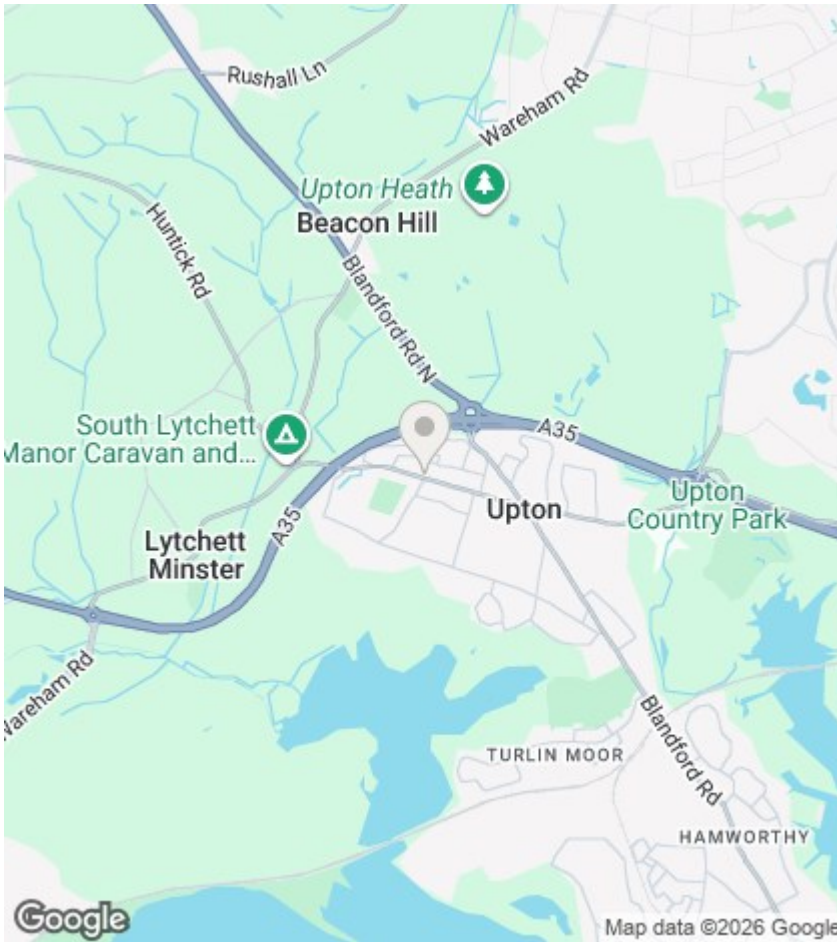
The stand out feature of the property is the spacious kitchen/dining room - a tasteful, shaker style kitchen offers a great amount of worktop and cupboard space and there's a host of integrated appliances; the dining space is lit by a skylight and patio doors that lead to the garden. A useful utility/bootroom is separated off from the space and has a separate door leading from the carport. The living room is a cosy space, ideal for relaxing at the end of the day. A downstairs toilet adds further convenience. Upstairs, there are three bedrooms - the main one also has two fitted wardrobes (due to be completed asap). The accommodation is completed by an updated family bathroom.

Both the size and layout of the garden make it a fantastic space to spend time in. There are a number of different sections to be enjoyed - a decking area, dedicated space for growing vegetables and a further lawned area abutting the rear of the property. Further benefits include a full length carport, off-road parking, garage, gas central heating and UPVC double glazing.

With our vendor suited, we encourage internal viewing at your earliest convenience - to arrange a viewing, or for more information, please contact our Upton Branch.







## 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		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Dorchester Road, Upton



Approx. Gross Internal Floor Area 1372 sq. ft / 127.67 sq. m

Produced by Elements Property