



40 Heights Road, Upton, Poole BH16 5QN

Nicely positioned close to local amenities and excellent bus services lies this beautifully presented, three-bedroom mid-terrace family home. There is generous size accommodation on offer to include a lovely kitchen/diner and large conservatory, and the house currently has planning permission granted for a ground floor extension.

EPC: 70 Council Tax Band: C Price: £310,000 Freehold







Key Features

- GENEROUS SIZE MID TERRACE FAMILY HOME
- ENTRANCE PORCH & VESTIBULE
- COSY LOUNGE WITH GAS EFFECT LOG BURNER
- KITCHEN/BREAKFAST ROOM
- SPACIOUS KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- LARGE CONSERVATORY PROVIDING MULTIPLE USES
- THREE BEDROOMS ALL WITH FITTED STORAGE/WARDROBE
- STYLISH FITTED MODERN BATHROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING & GARAGE IN A BLOCK
- WELL MAINTAINED SUNNY ASPECT REAR GARDEN

The Property

Initially there is a porch providing coat and shoe storage, this then leads through to the entrance vestibule. From here, stairs lead to the first-floor accommodation and a door takes you into the lounge. The cosy front lounge has a large UPVC double glazed window letting in lots of natural light, and there is a feature gas effect log burner. An archway from here provides access in to the lovely country style kitchen/diner with integrated appliances to include under counter fridge and freezer and dishwasher. Sliding double glazed doors then lead through to the quality constructed spacious conservatory that we feel offers multiple uses with a pitched roof, wood effect laminate flooring and double-glazed French doors leading out to the garden.

Upstairs there are three bedrooms with a fitted wardrobe to the master and storage cupboards to bedrooms one and two which also has a TV point. A stylish contemporary modern fitted bathroom then completes the accommodation.

Outside to the front a block paved driveway provides off road parking and there is a garage in a nearby block. To the rear there is a good size sunny aspect garden with a patio and lawned areas, storage shed and the garden is enclosed with close boarded fencing. The house occupies a popular and convenient location close to local amenities, schools, excellent bus services and Upton Country House. Hamworthy Park and beach, along with Poole Quay and the town centre are all a short drive away. There is planning permission granted for a kitchen extension and downstairs cloakroom/ utility - P/PALH/2026/01615.



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanItUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

