



39a Sea View Road, Upton, Poole, BH16 5NF

Asking Price £425,000

- Three Bedrooms
- Fantastic Garden
- Integral Garage
- Modern Kitchen Units
- Popular Location
- Detached Family Home
- Ample Driveway
- Spacious throughout
- Upton & Lytchett Minster Schools
- No Chain!

39a Sea View Road, Poole BH16 5NF

No Chain! We are pleased to offer for sale this detached property in a super popular road with great garden and huge potential to make your own!



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Council Tax Band: D

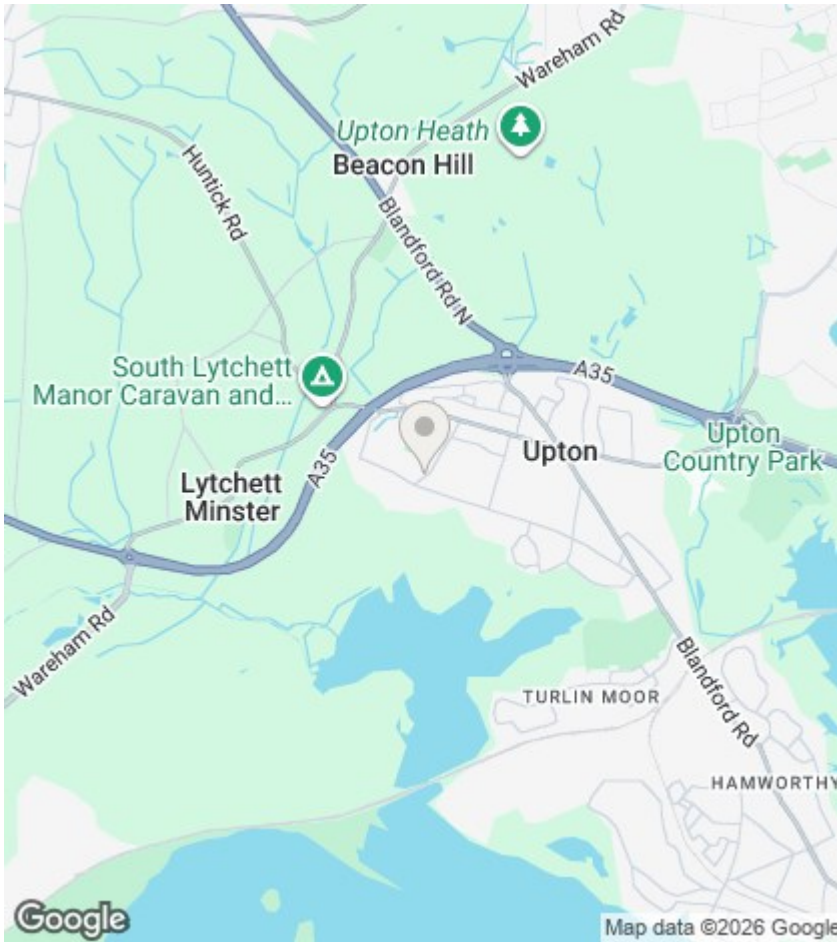


Sea View Road

Situated in a sought after location in Upton, this detached family home has fantastic potential and is now ready for a degree of modernisation despite being in really well kept condition throughout. Occupying an impressive plot, the property benefits from a generous rear garden, ample driveway parking and an integral garage.

The accommodation comprises an entrance hall, spacious lounge, kitchen/dining room overlooking the garden, utility room and downstairs cloakroom. Upstairs, there are three well proportioned bedrooms and a family bathroom.

A wonderful opportunity to create a superb family home in a popular residential setting, with excellent outdoor space and plenty of scope to hopefully add value. To arrange a viewing, 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.

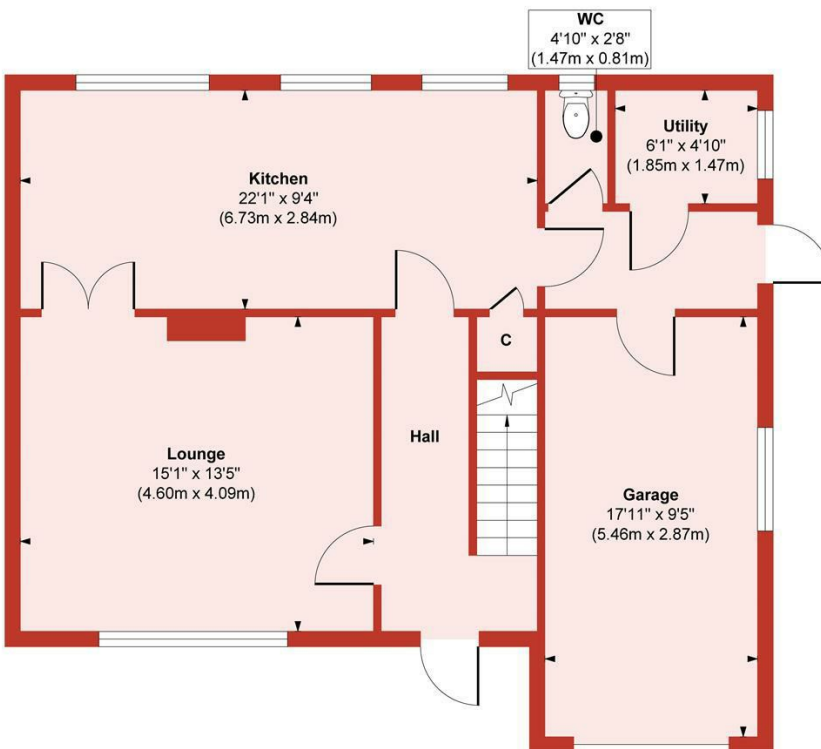
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

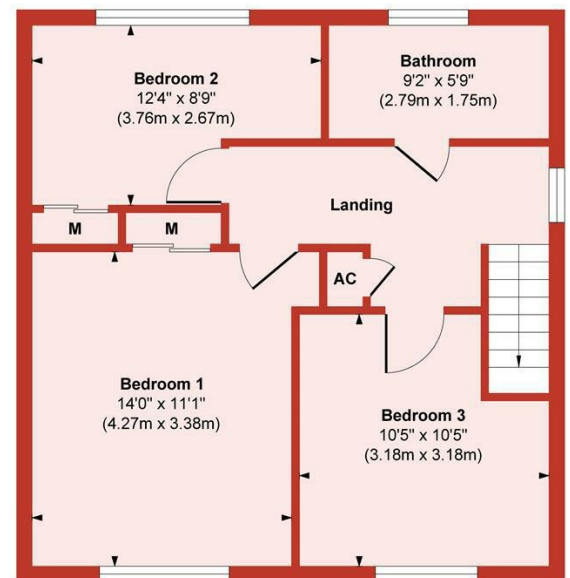
EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approximate Floor Area
768 sq. ft
(71.34 sq. m)



First Floor
Approximate Floor Area
509 sq. ft
(47.28 sq. m)

Approx. Gross Internal Floor Area 1277 sq. ft / 118.62 sq. m

Produced by Elements Property