



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

**Asking Price £325,000**

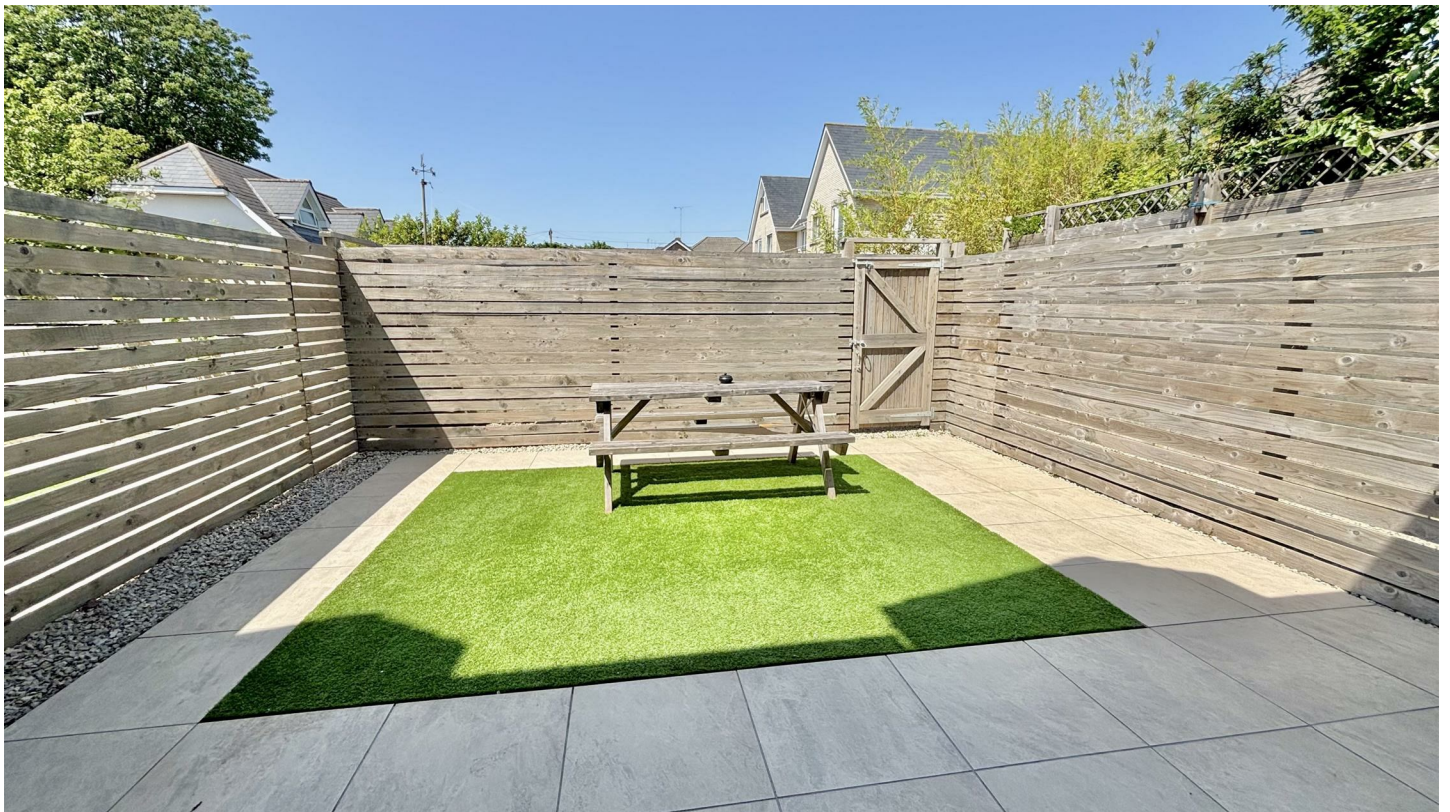
- Two Double Bedrooms
- Gas Central Heating
- Lovely Garden
- Open Plan Living
- Deceptively Spacious
- Immaculate End Of Terrace
- Parking For Two Cars
- Modern Development
- Beautifully Presented
- No Chain!

# 635A Blandford Road, Poole BH16 5ED

No Chain! We are pleased to offer for sale this immaculate end of terrace, which is substantially bigger than average situated in a private development of just three properties.



Council Tax Band:



### Blandford Road

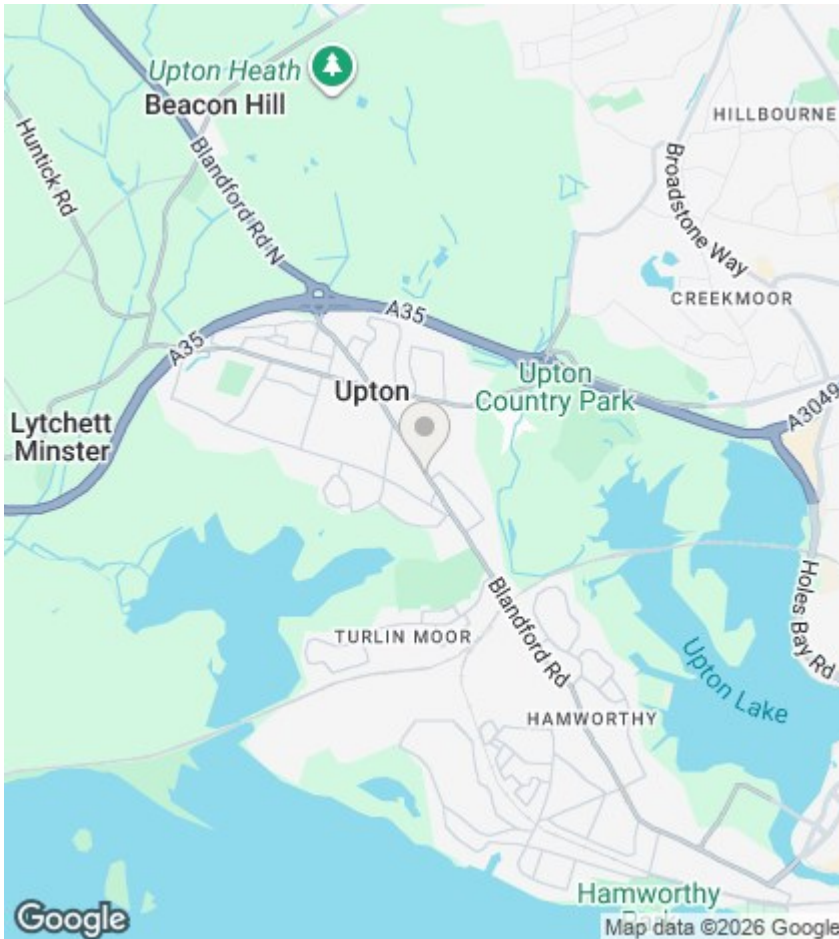
Built just a few years ago, this superbly spacious and beautifully presented two double bedroom home offers stylish modern living in a highly sought after location in Upton, near Poole. Finished to a high standard throughout, the property boasts a fantastic open plan kitchen/dining/living space with underfloor heating, perfect for both everyday living and entertaining, alongside a contemporary family bathroom and two generously sized double bedrooms.

Outside, the property benefits from a low maintenance rear garden, ideal for those seeking easy upkeep, as well as two allocated parking spaces. Offered to the market with no forward chain, this is an excellent opportunity for first time buyers, downsizers or investors alike.

Ideally situated in the popular residential area of Upton, the property enjoys easy access to a wide range of local amenities including supermarkets, cafés and excellent transport links to Poole, Bournemouth and beyond. Upton Country Park and nearby coastal walks provide fantastic outdoor space for families and dog walkers alike.

The area is also well regarded for schooling, with sought-after options including Upton Infant School, Upton Junior School and Lytchett Minster School nearby, as well as the independent Yarrells School & Nursery.

To arrange a viewing or for more information, please contact our Upton office. Five years new build guarantee remaining.



## 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) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

