



## Uppleby Road, Poole, BH12 3DE

Asking Price £389,950

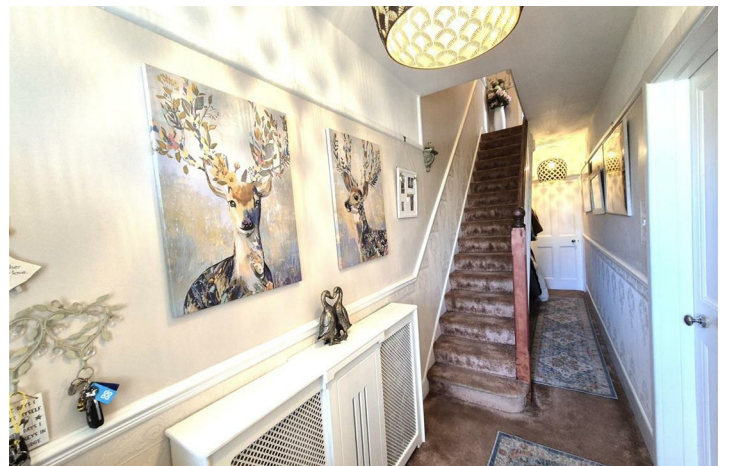
- Three Double Bedrooms
- Two Reception Rooms
- En-Suite To Bedroom One
- UPVC Double Glazing & GCH
- Sought After Location
- Semi Detached House
- Good Size Kitchen
- Additional Shower Room & Bathroom
- Lovely Secluded Rear Garden
- Driveway With ORP

# Uppleby Road, Poole BH12 3DE

Greys Estate Agents are delighted to offer for sale this well presented semi-detached family home situated in the sought after Uppleby Road in Parkstone, Poole. The property comprises: Three double bedrooms, en-suite shower room to bedroom one, lounge, separate dining room, downstairs cloakroom / shower room and an upstairs bathroom. Other benefits include UPVC double glazing, gas central heating, lovely rear garden and a driveway providing off road parking.



Council Tax Band:



## LOUNGE

12'11" x 11'3" into bay (3.94m x 3.43m into bay)

## KITCHEN

16'2" x 9'8" (4.93 x 2.97)

## DINING ROOM

12'11" x 11'3" (3.96 x 3.43)

## DOWNSTAIRS CLOAKROOM / SHOWER ROOM

## BEDROOM ONE

16'0" x 14'2" max (4.88m x 4.32m max)

## EN-SUITE SHOWER ROOM

## BEDROOM TWO

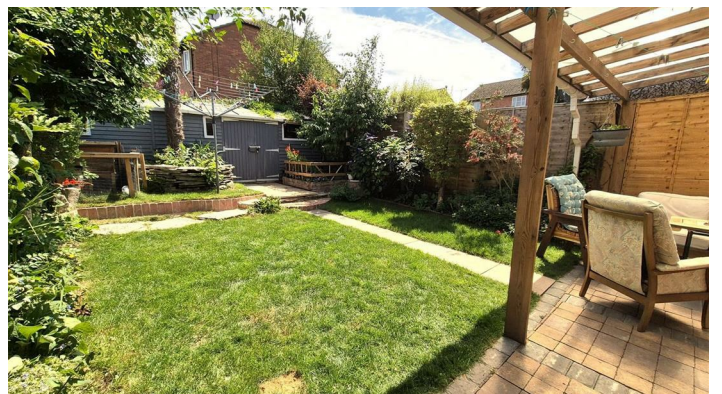
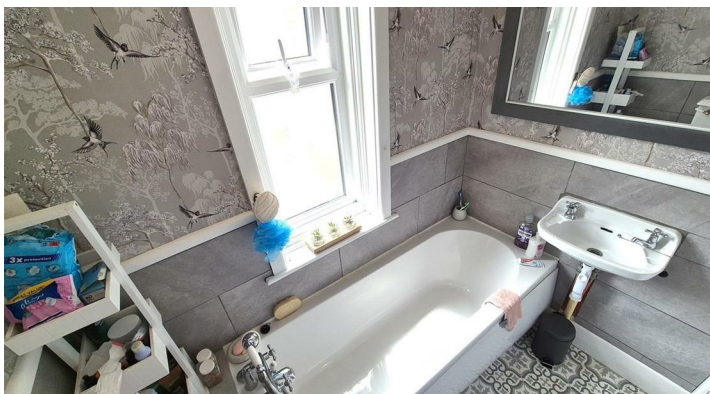
11'1" x 8'7" (3.40 x 2.64)

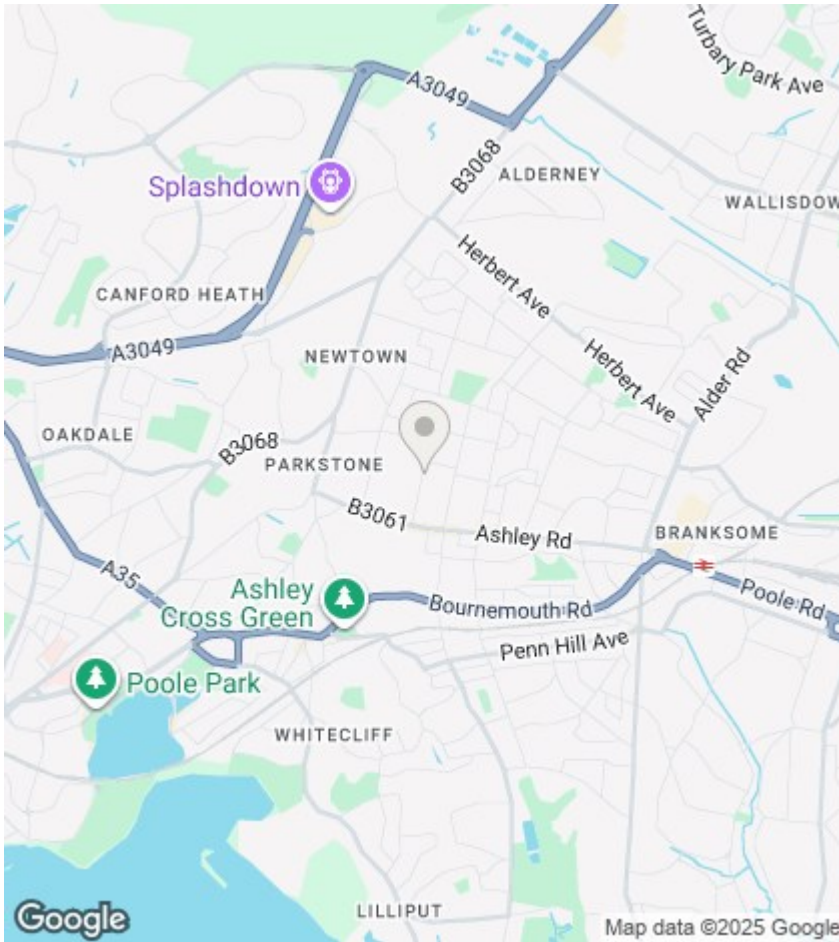
## BEDROOM THREE

9'10" x 8'11" (3.00 x 2.74)

## FAMILY BATHROOM







## 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 749390 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	

### Ground Floor

Approx. 66.9 sq. metres (634.2 sq. feet)



### First Floor

Approx. 53.8 sq. metres (579.0 sq. feet)

