



36A Elizabeth Road, Upton Cross Park, Poole, BH16 5PL

**£85,000**

- One Double Bedroom
- Well Presented
- Low Maintenance Garden
- UPVC Double Glazing
- Storage Shed
- Single Berth Park Home
- Off-Road Parking
- Gas Central Heating
- Close to Amenities & Bus Routes
- No Forward Chain

# 36A Elizabeth Road, Poole BH16 5PL

Offered for sale with no onward chain, this well presented one bedroom park home is situated within a popular & central site. Benefitting from off-road parking.



Council Tax Band: A



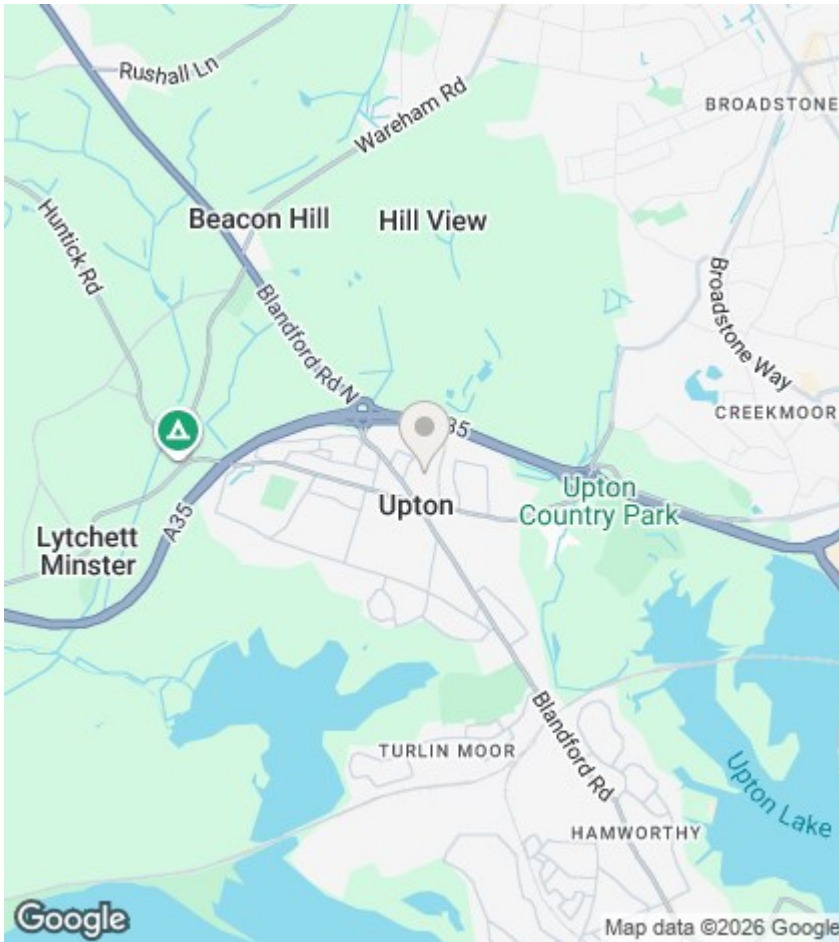
### Elizabeth Road

The property is generally well-presented throughout and briefly comprises: one double bedroom with inbuilt storage, lounge/dining room, kitchen, useful utility porch and a modern shower room.

Further benefits include off-road parking for one car, low maintenance rear garden, gas central heating, concrete shed and UPVC double glazing.

Upton Cross Park is a quiet & centrally located residential park home development within easy reach of a host of favoured amenities and a frequent bus route.

The property is offered for sale with no onward chain and internal viewing is encouraged at your earliest convenience! To arrange, or for more information, please call 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.

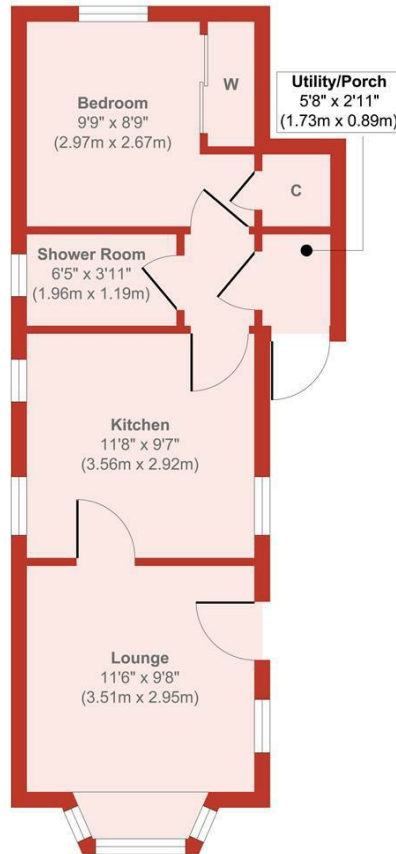
## Viewings

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

## EPC Rating:

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

### Elizabeth Road, Upton Cross Park



#### Floor Plan

Approx. Gross Internal Floor Area 354 sq. ft / 32.88 sq. m

Produced by Elements Property