



43 Old Kiln Road, Upton, Poole, BH16 5SG

Asking Price **£299,950**

- Three Bedrooms
- Garage in a Block
- Bright Living Room
- Downstairs Toilet
- Cul-de-Sac Location
- Terraced House
- Pleasant Rear Garden
- Kitchen/Breakfast Room
- Close to Country Park
- No Forward Chain

# 43 Old Kiln Road, Poole BH16 5SG

Offered for sale with no onward chain, this well presented terraced home is situated within a quiet cul-de-sac just moments away from Upton Country Park.



Council Tax Band: C



## Old Kiln Road

The well planned accommodation briefly comprises: three bedrooms (the main one has a large fitted wardrobe), bright living room, kitchen/breakfast room, downstairs toilet and family bathroom.

The garden has been very well maintained and is currently laid to a mixture of low maintenance materials - there's a good sized decking area abutting the rear of the property which is ideal for catching the afternoon sun. Further benefits include a garage in a block, UPVC double glazing and gas central heating. It's also worth noting that, subject to obtaining the relevant permissions, the frontage could be converted to off-road parking.

Just at the end of Old Kiln Road, there is a pedestrian cut through that takes you straight into the grounds of Upton Country Park. Ideal for young families or those who own dogs!

With our vendor offering no forward chain, internal viewing is encouraged at your earliest convenience to avoid disappointment. To arrange or for more information, please contact our Upton Branch.

## Downstairs Toilet

### Lounge

19'09" x 11'03" (6.02m x 3.43m )

### Kitchen/Breakfast Room

14'08" x 9'10" (4.47m x 3.00m )

### Bedroom One

14'10" x 9'11" into 'wards (4.52m x 3.02m into 'wards)

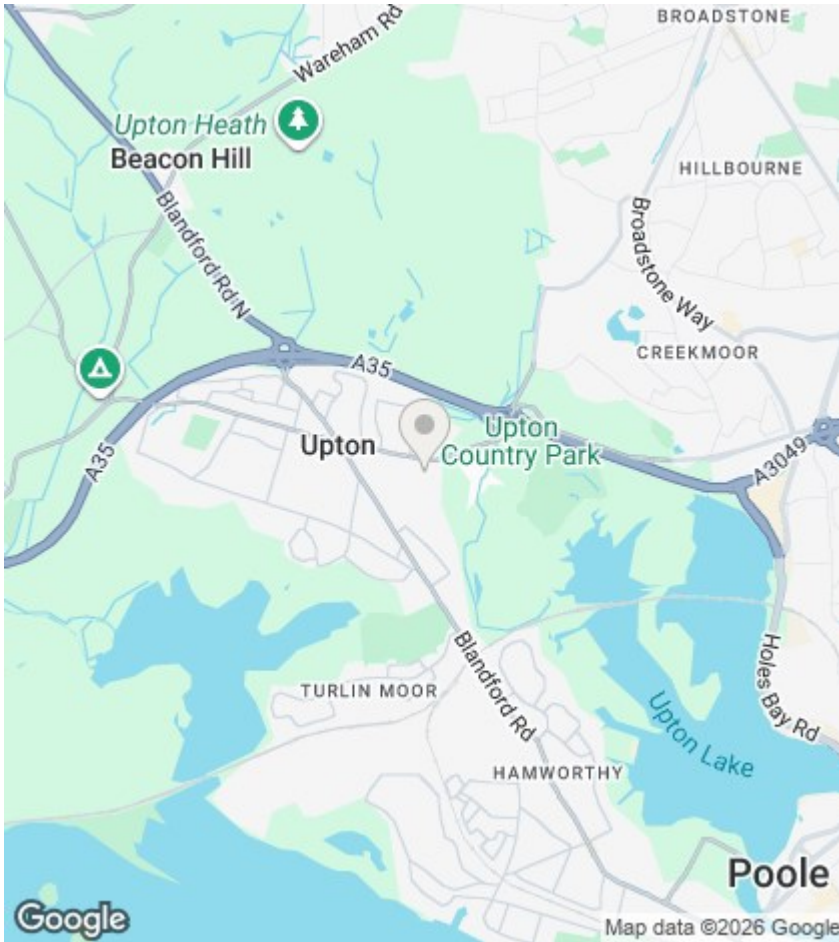
### Bedroom Two

12'11" x 7'11" (3.94m x 2.41m)

### Bedroom Three

9'05" x 6'05" (2.87m x 1.96m )

## 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 622101 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>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		64	
(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	

