



134 Dorchester Road, Upton, Poole, BH16 5NX

**Asking Price £399,950**

- Detached Bungalow
- Huge Potential (STPP)
- Modern Shower Room
- Ample Off-Road Parking
- UPVC Double Glazing & Gas Central Heating
- Three Bedrooms
- Generous Plot
- Detached Garage
- Close to Favoured Schooling
- Vendor Suited



# 134 Dorchester Road, Poole BH16 5NX

**VENDOR SUITED!** Set back behind a shielding hedgerow, this detached bungalow represents a fantastic opportunity to acquire a home on a sizeable plot with huge potential (STPP).



Council Tax Band: D



### Dorchester Road

Positioned on a generous plot, this bungalow represents a great opportunity to purchase a long term home with great potential to extend or convert (STPP).

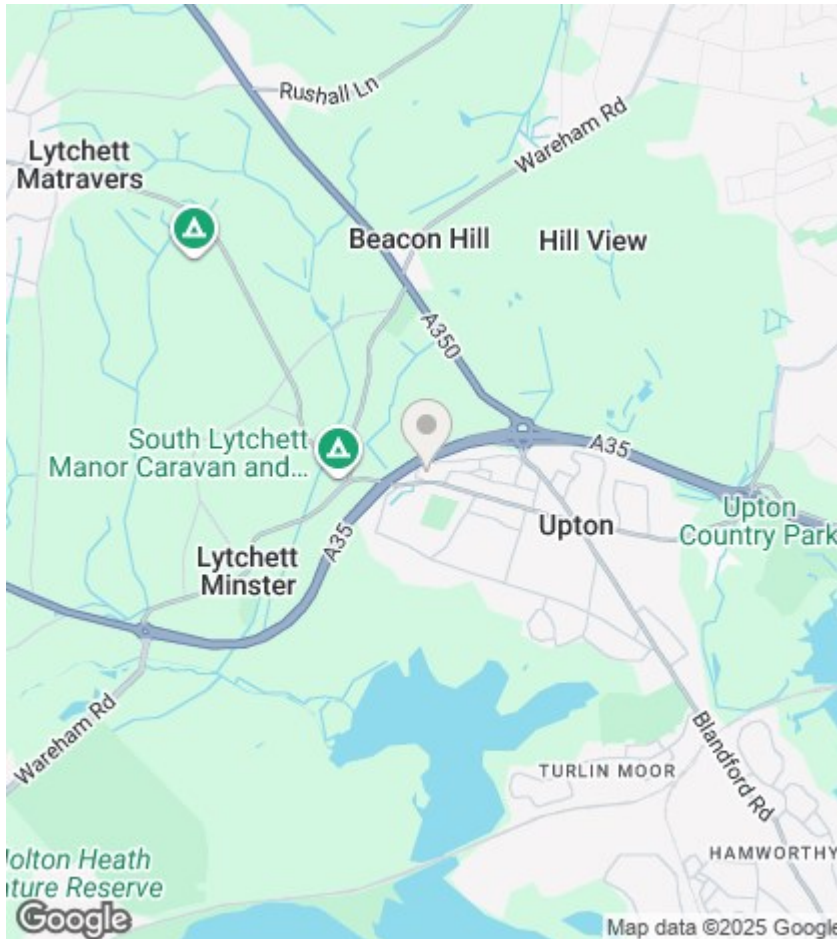
Briefly, the accommodation comprises: three bedrooms, 21ft lounge/dining room, separate kitchen, entrance porch, conservatory and modern shower room.

The garden extends to approx. 90ft in length from the rear of the bungalow and is majority laid to lawn - there is an area to the rear that would be ideal for growing fruit & vegetables. The front of the property has a long driveway leading the whole way down the side of the house toward the detached garage. Further benefits include gas central heating and UPVC double glazing.

Located toward the Western side of Upton, this property is ideally located to walk to favoured local schools and a host of other useful amenities. There is also a frequent bus route that runs along Dorchester Road.

With our vendor suited, 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.

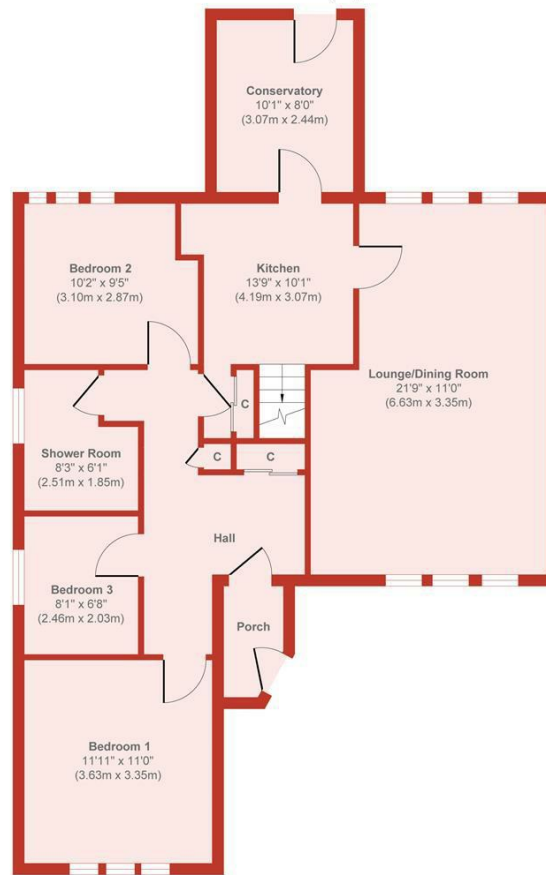
## Viewings

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	

### Dorchester Road, Upton



Floor Plan  
Approx. Gross Internal Floor Area 965 sq. ft / 89.65 sq. m  
Produced by Elements Property