



34 Allens Road, Upton, Poole, BH16 5BU

Asking Price **£399,950**

- Three/Four Bedrooms
- Corner Plot
- Versatile Accommodation
- Brand New Shower Room
- UPVC Double Glazing
- Detached Chalet
- Off-Road Parking
- Wrap Around Garden
- Gas Central Heating
- No Forward Chain

# 34 Allens Road, Poole BH16 5BU

Offered for sale with no onward chain, this detached chalet home occupies a nice sized corner plot within easy reach of Upton Country Park.



Council Tax Band: D

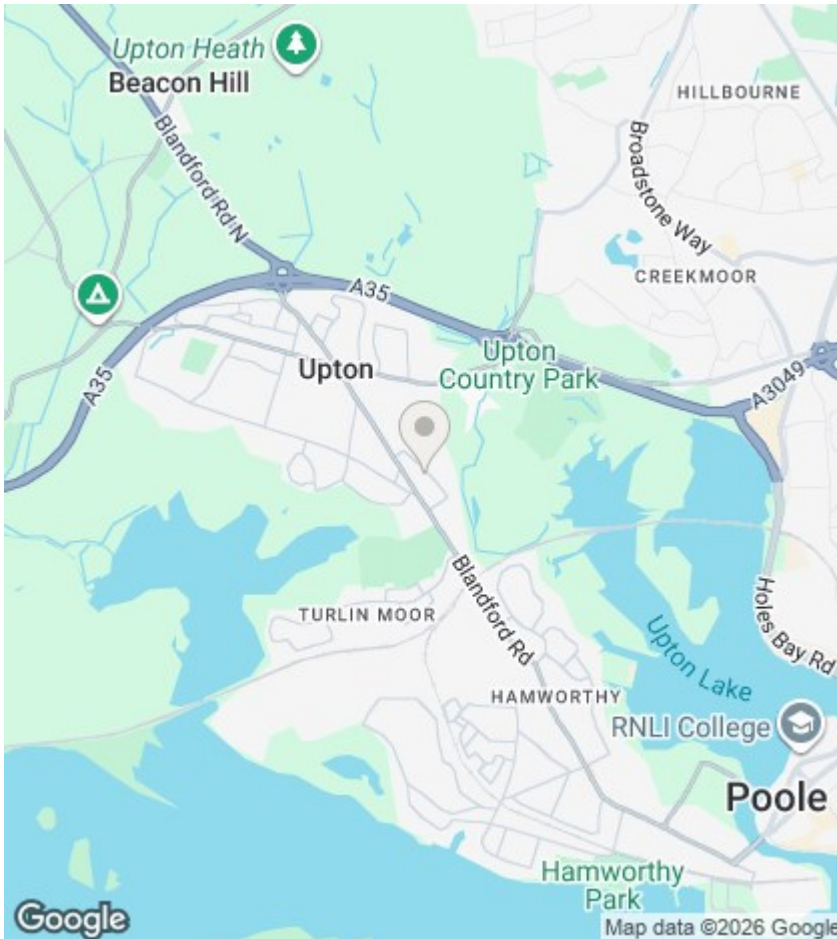


## Allens Road

The accommodation is spacious throughout and versatile in nature. Briefly, the home comprises three/four double bedrooms, living room, kitchen, dining room (which could function well as another bedroom, conservatory and a brand new shower room.

The garden wraps around the entirety of the property and is majority laid to lawn - this could be easily divided into different fenced sections in order to provide some more private spaces. Further benefits include a driveway, gas central heating, UPVC double glazing and useful eaves storage space.

Located within easy reach of Upton Country Park, frequent bus routes and a host of other favoured amenities, we are sure this property will prove popular! Offered for sale with no forward chain, we encourage internal viewing at your earliest convenience in order to appreciate what's on offer. 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

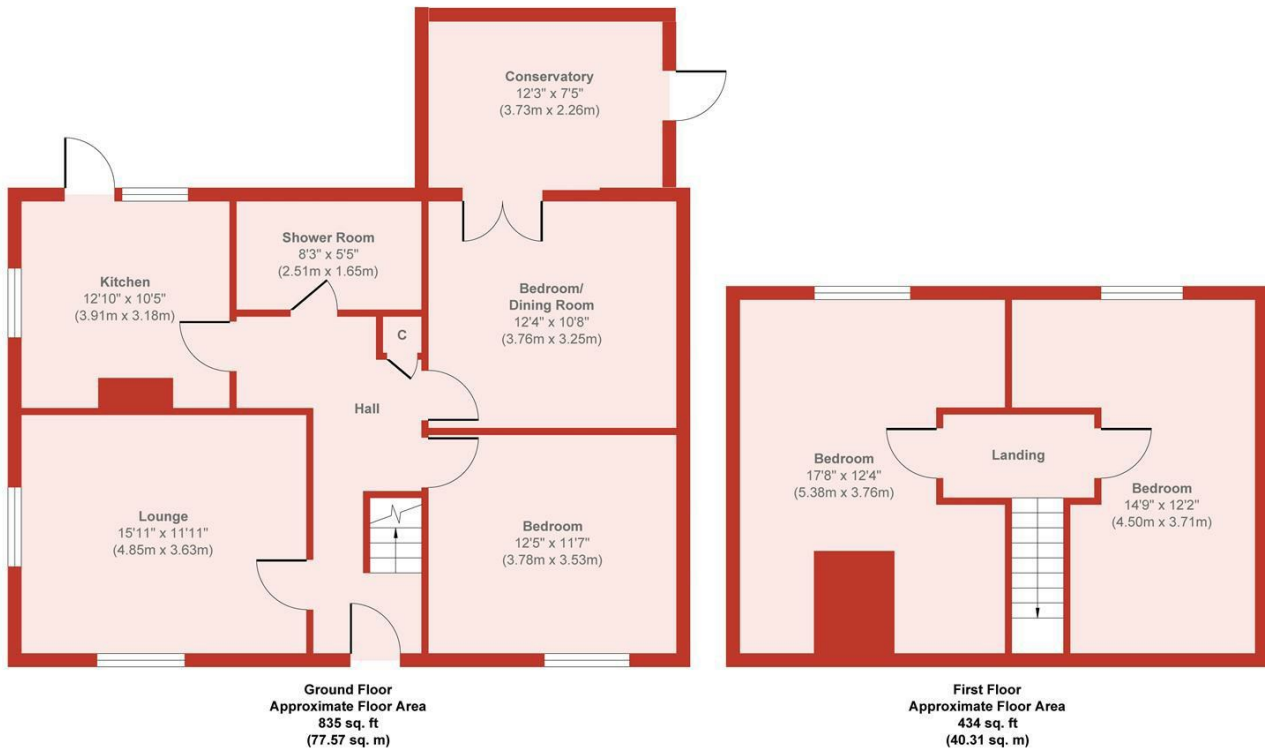
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Allens Road, Upton



Approx. Gross Internal Floor Area 1269 sq. ft / 117.88 sq. m

Produced by Elements Property