



Bungalow The Crossways, Upton, Poole, Dorset, BH16 5HB

Asking Price £395,000

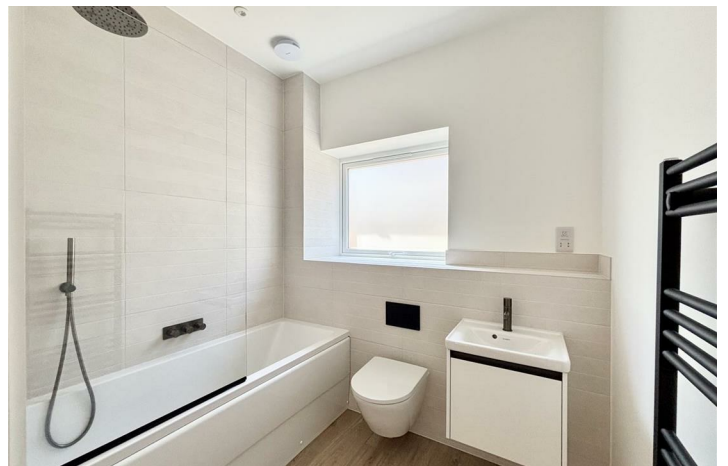
- Detached Bungalow
- Newly Constructed
- Enclosed Rear Garden
- EV Charging Point
- Underfloor Heating
- Two Double Bedrooms
- Spacious Throughout
- Off-Road Parking
- Efficient Heat Pump & Triple Glazing
- View Today!

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This newly constructed, detached bungalow is situated within a quiet location on a 'no-through' road. Featuring a host of modern benefits to include EV Charger & Heat Pump.



Council Tax Band: D



Bungalow

Designed with long term ease of maintenance in mind, this property presents an excellent opportunity for those looking to downsize or secure a centrally located home.

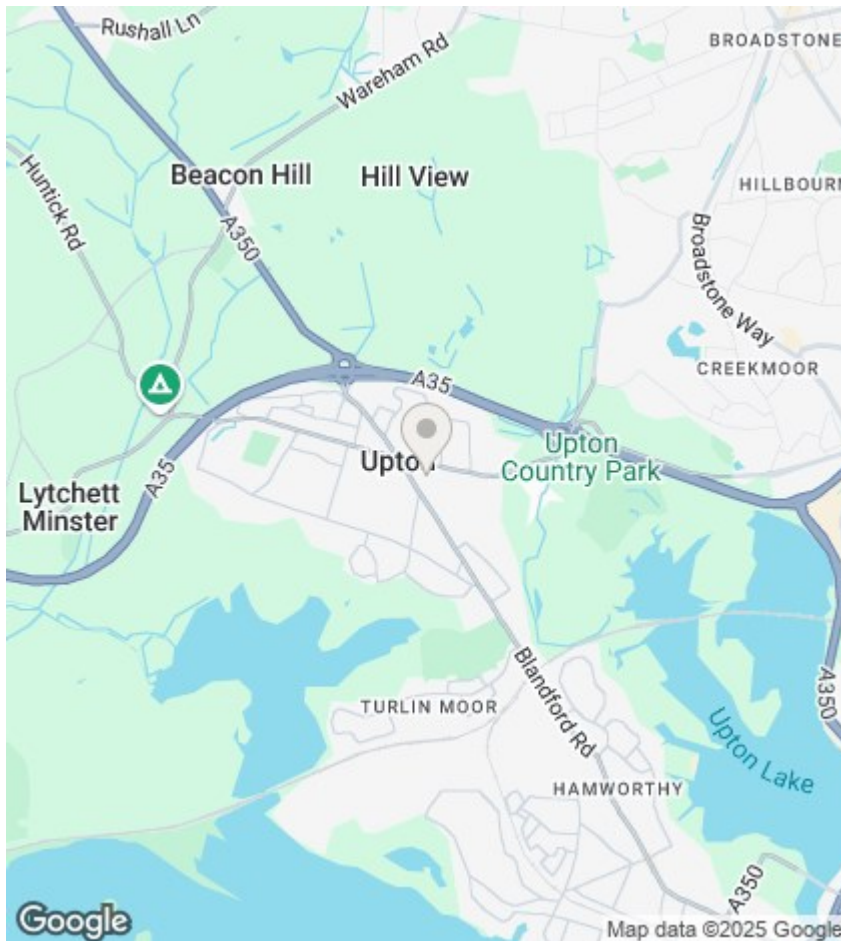
The well planned accommodation has been focussed around a bright living room and kitchen to the rear - the full width sliding door seamlessly connects the indoors with the garden, making indoor-outdoor living a real pleasure during the summer months. To the front there are two double bedrooms, with ample space for both a bed and good sized wardrobe. The bathroom has been finished to a high quality, evident thanks to the 'brushed' fittings.

The garden is majority laid to lawn with a generous patio area abutting the rear of the bungalow. There is side access up both sides of the property and all is enclosed by panel fencing. The frontage provides ample off-road parking.

There's a host of other benefits to include: EV charging point, outdoor double power socket, efficient Heat Pump, underfloor heating throughout, UPVC triple glazing and useful hallway storage cupboard.

Occupying a central location, within the heart of Upton, this property is ideally located to access a range of amenities. The doctors, dentist, library, convenience shops and cafe's are all just a short walk away - there is also a frequently running bus stop just at the end of the road, making a trip into Poole straight forward.

To arrange a viewing, or for more information, please call us at the office at your earliest convenience!



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.

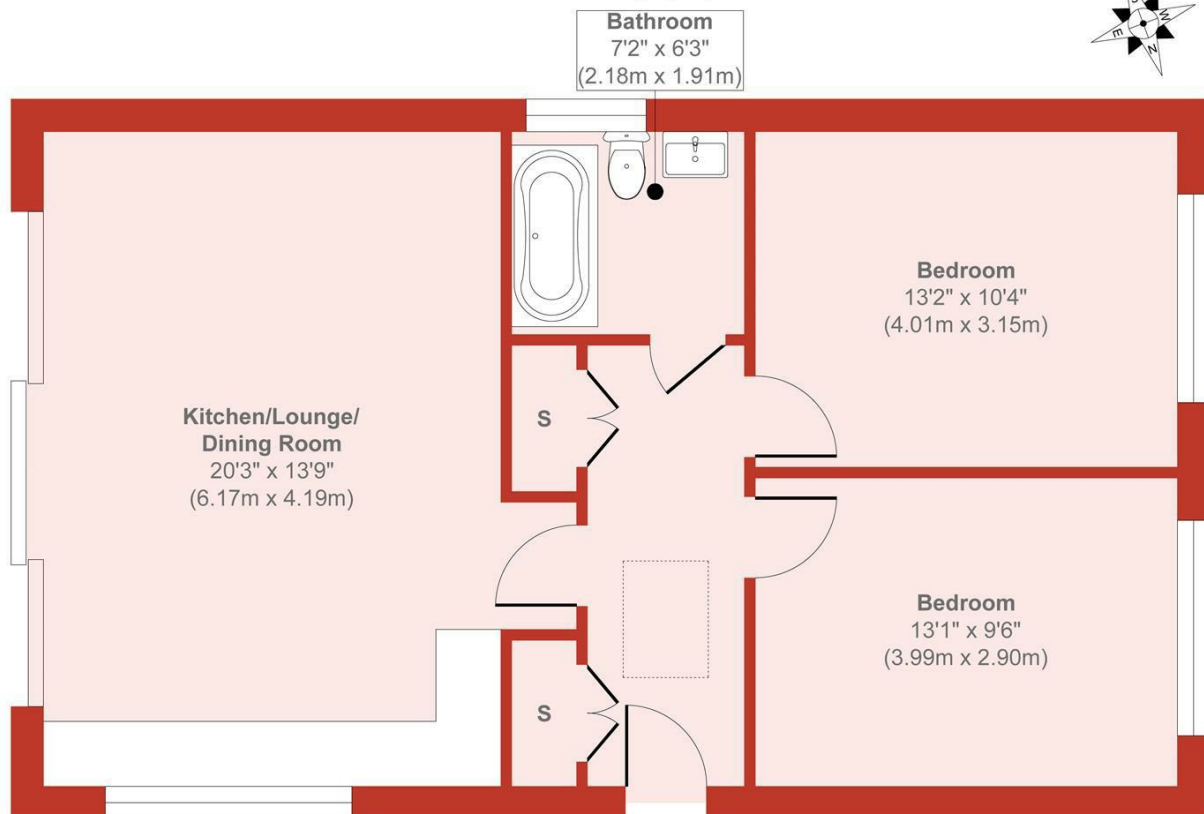
Viewings

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Crossways, Upton



Ground Floor

Approx. Gross Internal Floor Area 704 sq. ft / 65.40 sq. m

Produced by Elements Property