



95 Allens Road, Upton, Poole, Dorset, BH16 5BX

**Asking Price £395,000**

- Three Bedrooms
- Ownership Of Solar Panels
- Driveway
- Gas Central Heating
- Extended Side & Rear
- Guest Suite Garden Cabin
- Semi Detached House
- Immediate Access To Upton Park
- Amazing Garden
- Well Presented Throughout

# 95 Allens Road, Poole BH16 5BX

A real must see! We are delighted to offer for sale this extended & well presented semi detached family home with guest suite garden cabin and lovely rear garden.



Council Tax Band: C



## Allens Road

Situated on the outskirts of Upton, this well presented, three bedroom semi detached family home offers spacious and versatile accommodation, with almost immediate access to the Trailway and Upton Country Park.

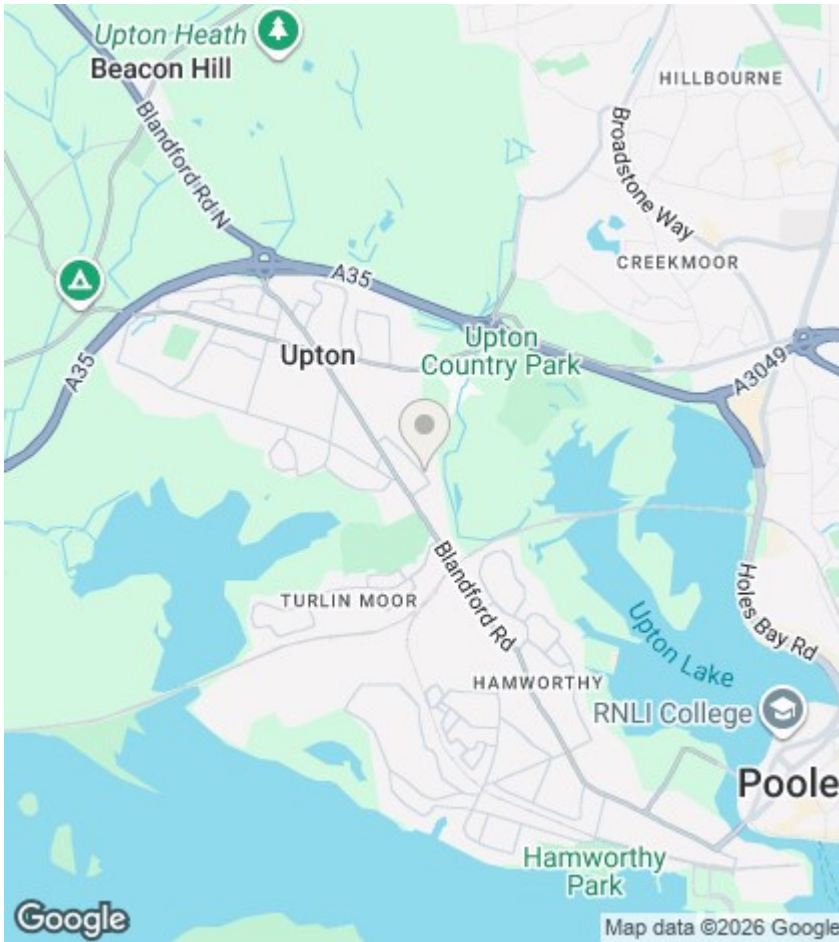
The property has been extended to the side and rear, creating a practical layout for modern family living. The accommodation comprises a spacious entrance hallway, downstairs toilet, comfortable lounge, and an impressive open plan kitchen, dining and family room, providing an excellent space for everyday living and entertaining. Upstairs are three well proportioned bedrooms and a family bathroom.

A particular feature of the property is the fully insulated garden cabin, complete with a guest bedroom and ensuite shower room, together with an attached garden store. This versatile space would also make an ideal home office, studio or hobby room.

The private rear garden is attractively arranged with a patio and BBQ area, outside shower, lawn and established planting, offering an enjoyable outdoor space for both families and entertaining.

Further benefits include gas central heating, two log burners, double glazing, and owned solar panels, which generate an income payable per quarter while also helping to reduce electricity costs.

Conveniently located close to local schools, amenities and transport links, with excellent access to nearby walking and cycling routes through Upton Country Park and the Trailway, this is a superb family home offering flexible accommodation both inside and out. To arrange a viewing, or for more information, please contact our Upton office.



## 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:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>93</b>	<b>93</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	

