



96 Heights Road, Upton, Poole, BH16 5QW

**£255,000**

- Two Double Bedrooms
- Terraced House
- Garage In A Block
- Secluded Rear Garden
- No Forward Chain!
- Lounge/Dining Room
- Gas Central Heating
- Modern Kitchen
- Double Glazing
- Early Viewing Strongly Advised!

# 96 Heights Road, Upton BH16 5QW

No Forward Chain! We are delighted to offer for sale this well presented terraced house situated in Upton, near Poole.



Council Tax Band: B

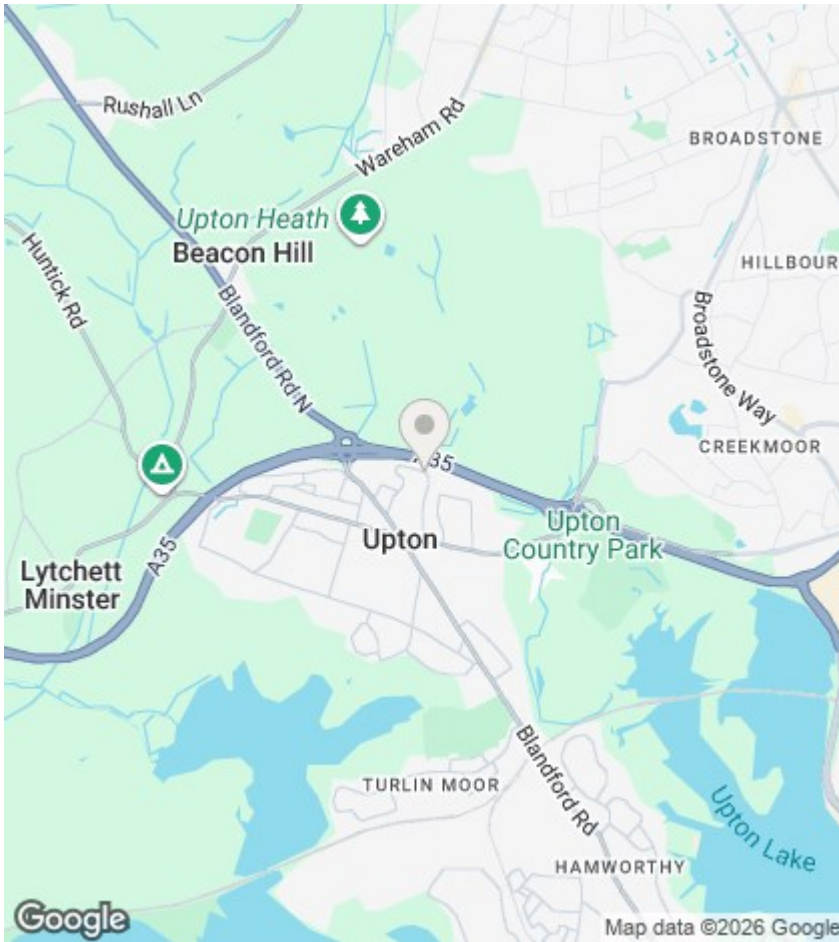


## HEIGHTS ROAD

The well presented accommodation briefly comprises; two double bedrooms, lounge/dining room, modern kitchen and bathroom.

Further benefits include gas central heating, UPVC double glazing, and a popular position within favoured local school catchment. There's front & rear gardens and a garage in a block.

Offered for sale with no forward chain and with the property being close to local amenities and bus routes, we strongly encourage internal viewings at your earliest convenience. To arrange, or for more information, please contact 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.

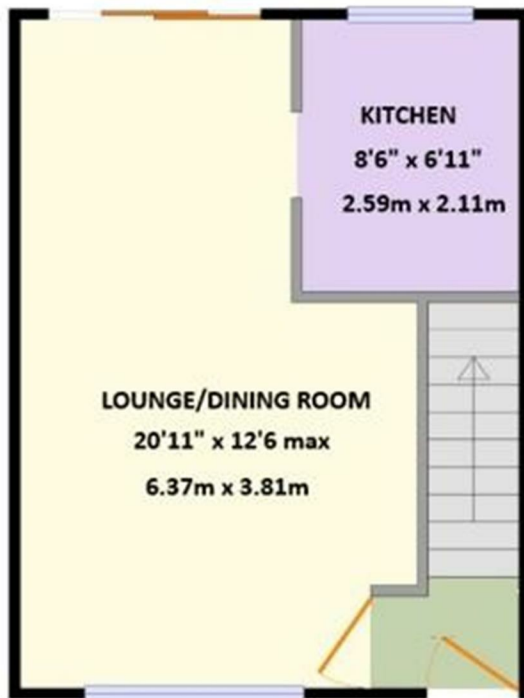
### Viewings

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

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</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	



GROUND FLOOR



FIRST FLOOR