

GREYS

ESTATE AGENTS





4 Pony Drive, Upton, Poole, BH16 5SR

Asking Price £315,000

- Two Double Bedrooms
- Immaculate Throughout
- Driveway for Two Cars
- Modern Shower Room
- Close to Country Park
- Semi Detached Bungalow
- Garage
- Low Maintenance Garden
- Popular Location
- No Forward Chain

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
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An immaculately presented, semi-detached bungalow situated within a short walk of Upton Country Park. Offered for sale with no onward chain!



Council Tax Band: C





Pony Drive

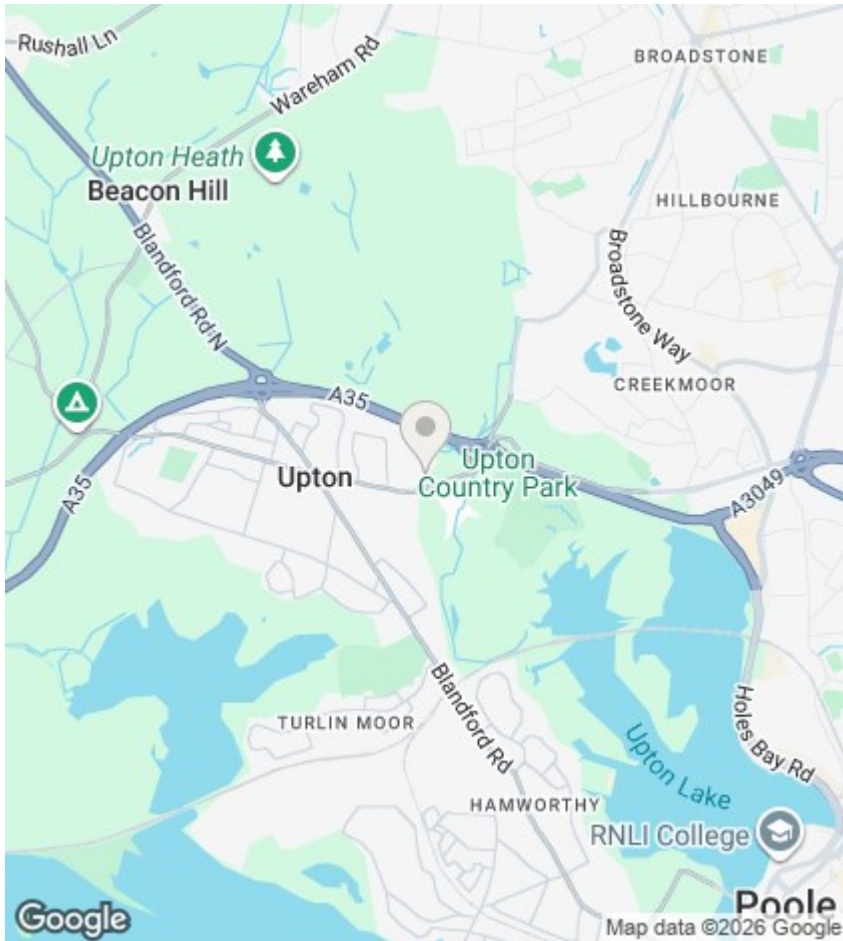
Having been well cared for in recent years, this property represents a great opportunity for someone looking to acquire a low maintenance home with a popular residential location.

The accommodation briefly comprises: two double bedrooms, contemporary kitchen, lounge/dining room, modern shower room and useful lean-to/conservatory.

Further benefits include a driveway for two cars, garage, enclosed rear garden, gas central heating and UPVC double glazing.

Positioned within a short walk of Upton Country Park & frequent bus routes, we are anticipating high levels of interest. To arrange a viewing, 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

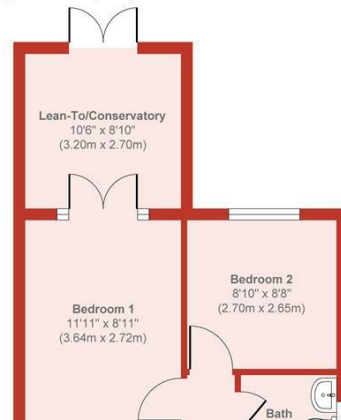
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

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

Pony Drive, Upton





Garage
Approximate Floor Area
133 sq. ft
(12.38 sq. m)

Ground Floor
Approximate Floor Area
624 sq. ft
(58.00 sq. m)

Approx. Gross Internal Floor Area 757 sq. ft / 70.38 sq. m (Including Garage)

Produced by Elements Property

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