



19 Dacombe Drive, Upton, Poole, BH16 5JH

Asking Price **£323,400**

- Three Bedrooms
- Garage in a Block
- Updated 'Combi' Boiler
- UPVC Double Glazing
- Ideal First Time Buy
- End of Terrace House
- Pleasant Rear Garden
- Replaced Roof
- Close to Amenities
- No Forward Chain

# 19 Dacombe Drive, Poole BH16 5JH

**NO FORWARD CHAIN!** This spacious three bedroom, terraced house benefits from a new roof (2022) and a recently replaced boiler (2023).



Council Tax Band: C



### Dacombe Drive

Briefly, the property comprises: three bedrooms, living room, kitchen and family bathroom.

Two major aspects have been updated in recent years by the current owner, this includes replacement of the roof in 2022 and a new combination boiler in 2023.

Further benefits include a garage in a block, pleasant rear garden, UPVC double glazing and a position close to local amenities.

To arrange a viewing, or for more information, please contact our Upton Branch.

### Kitchen

10'02" x 9'05" (3.10m x 2.87m)

### Lounge/Dining Room

17'01" x 16'00" (5.21m x 4.88m)

### Bedroom One

13'05" x 9'01" (4.09m x 2.77m)

### Bedroom Two

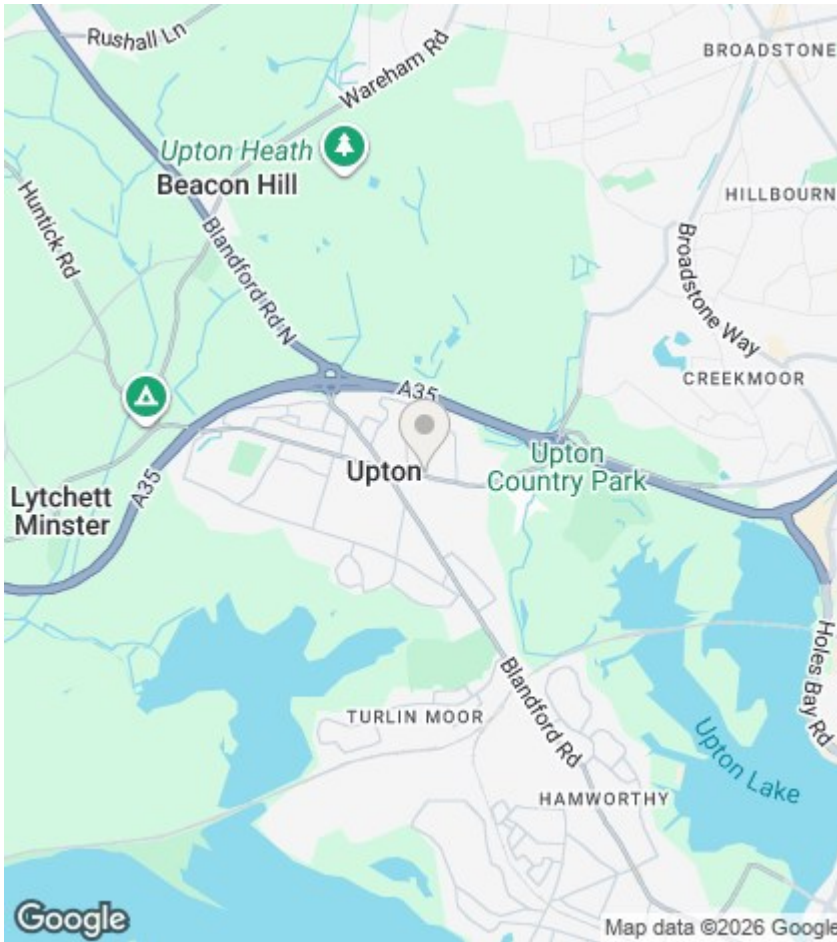
11'10" x 9'01" (3.61m x 2.77m)

### Bedroom Three

9'05" x 6'09" (2.87m x 2.06m)

### Bathroom

6'09" x 5'09" (2.06m x 1.75m)



## 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

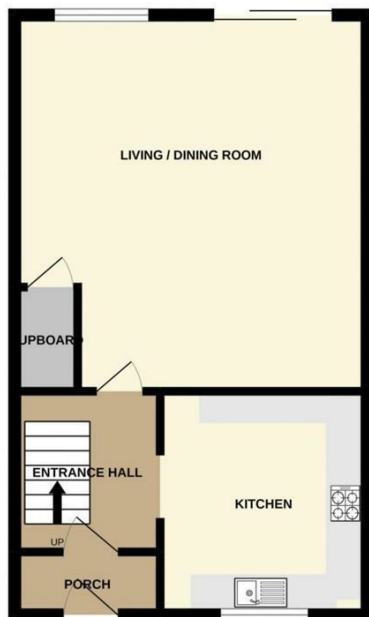
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

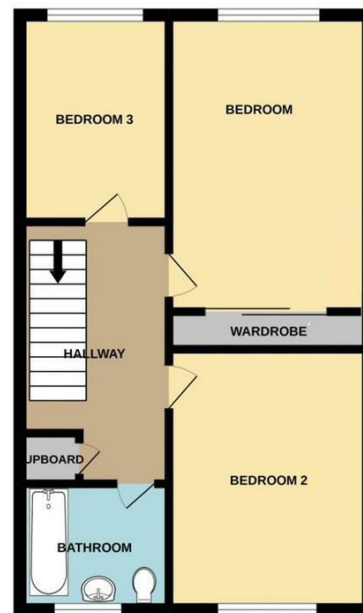
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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



1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
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