



15 Redwood Road, Upton, Poole, Dorset, BH16 5QA

Asking Price £325,000

- Three Bedrooms
- Large Driveway
- Garage In A Block
- Southerly Facing Garden
- Solar Panels Owned Outright
- Semi Detached House
- Huge Potential To Extend (STP)
- Popular Location
- Beautifully Presented
- Vendor Suited!

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We are delighted to offer for sale this beautifully presented semi detached home with a unique size plot and huge potential to extend (subject to planning) set within a popular development in Upton.



Council Tax Band: C



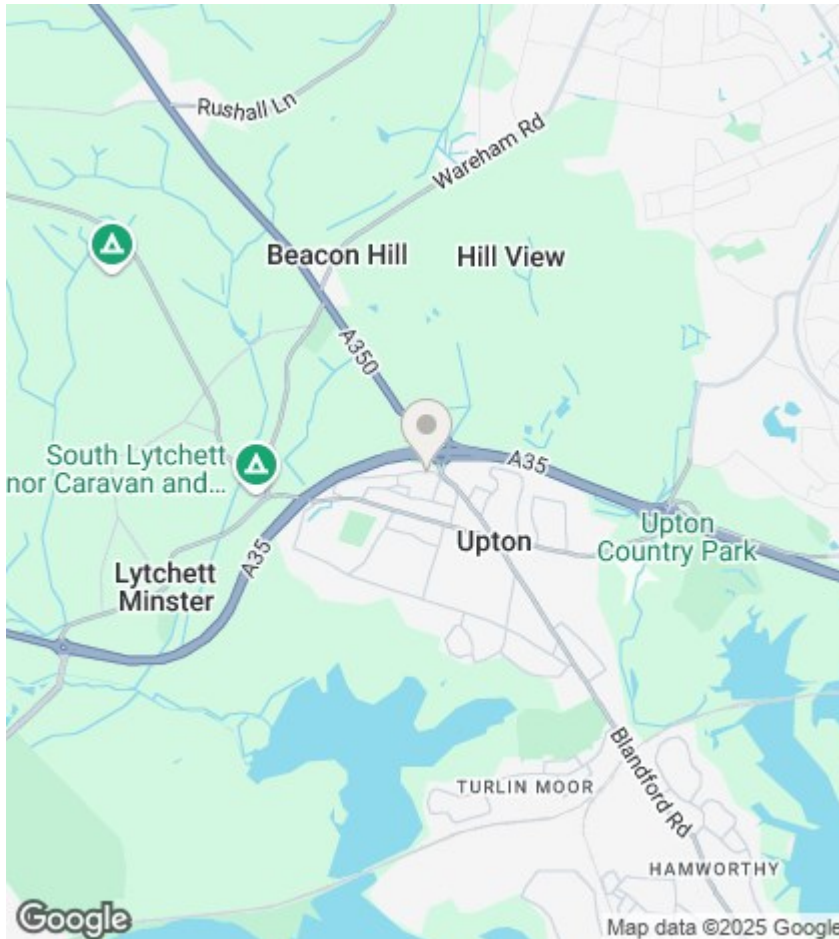
Redwood Road

The immaculate and neutrally presented accommodation briefly comprises; three bedrooms, lounge, kitchen/breakfast room, utility cupboard (with plumbing available to create a downstairs toilet) and family shower room.

Situated within the ever popular 'Beacon Park' development on the west side of Upton, the property further benefits from; UPVC double glazing, modern front door, new roof lining (work carried out 2019), full ownership of solar panels, air filtration system, garage in a block and a uniquely large plot creating generous parking or scope for extension (subject to planning).

The front and southerly facing rear garden have both recently had a complete overhaul creating low maintenance outside spaces. There is a rear access gate leading to the garage in a block.

The vendor is suited with a property they'd like to buy and with a position close to local amenities, quality schooling and bus routes, we are expecting high volumes of interest and internal viewings come highly recommended. This can be arranged by calling 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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

