

93 Allens Road, Upton, Poole, BH16 5BX

**Asking Price £360,000**

- Three Bedrooms
- Large Rear Garden
- Off-Road Parking
- Close to Upton Country Park
- UPVC Double Glazing
- Semi-Detached House
- Well Presented Throughout
- Kitchen/Dining Room
- Gas Central Heating
- Internal Viewing Encouraged!

# 93 Allens Road, Poole BH16 5BX

This spacious, semi-detached home is situated within walking distance of Upton Country Park and offers a modern finish complemented by a sizeable rear garden.



Council Tax Band: C



## Allens Road

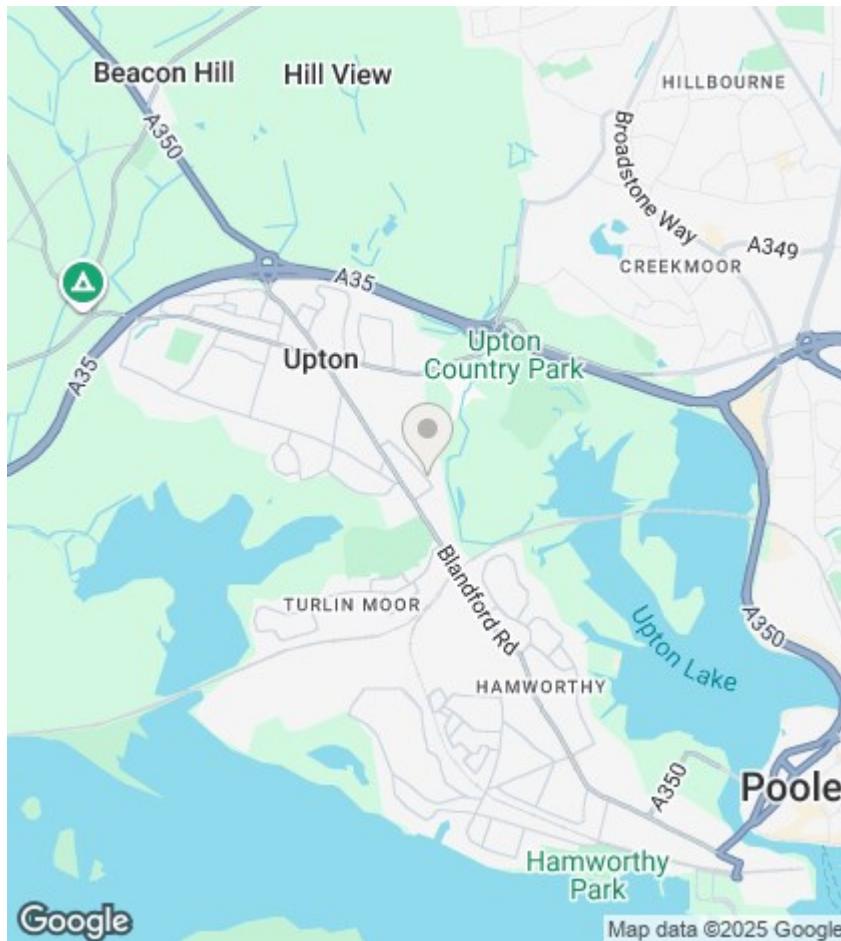
Having received a considerable overhaul by the current owners, the property now offers modern accommodation ideal for families. Briefly, it comprises: three bedrooms, bright living room, kitchen/dining room spanning the rear of the home and well appointed family bathroom.

A lot of work has gone into the rear garden and it certainly shows! There are two lawn areas which are arranged over two tiers with a good sized patio area abutting the rear of the property. All is enclosed by panel fencing, there's side access and there's also the possibility to uncover a gate in the rear fence going out onto the footpath.

Further benefits include a useful entrance porch, an updated gas central heating system, UPVC double glazing, garden shed and off-road parking for several vehicles.

The home is situated in a popular residential road within easy reach of Upton Country Park thanks to a close-by footpath. Favoured schooling and a host of other amenities are also just a short distance away.

Internal viewing is encouraged at your earliest convenience in order to appreciate what's on offer. 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

