



627a Blandford Road, Upton, Poole, BH16 5ED

Asking Price £345,000

- Three Bedrooms
- Modern Accommodation
- Enclosed Rear Garden
- Underfloor Heating
- Remainder of Build Guarantee
- End of Terrace House
- Integrated Appliances
- Off-Road Parking
- UPVC Double Glazing
- No Forward Chain

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Sold by GREYS! Tucked away off the main road, this three bedroom end of terrace house offers modern accommodation complemented by an enclosed rear garden.



Council Tax Band: B

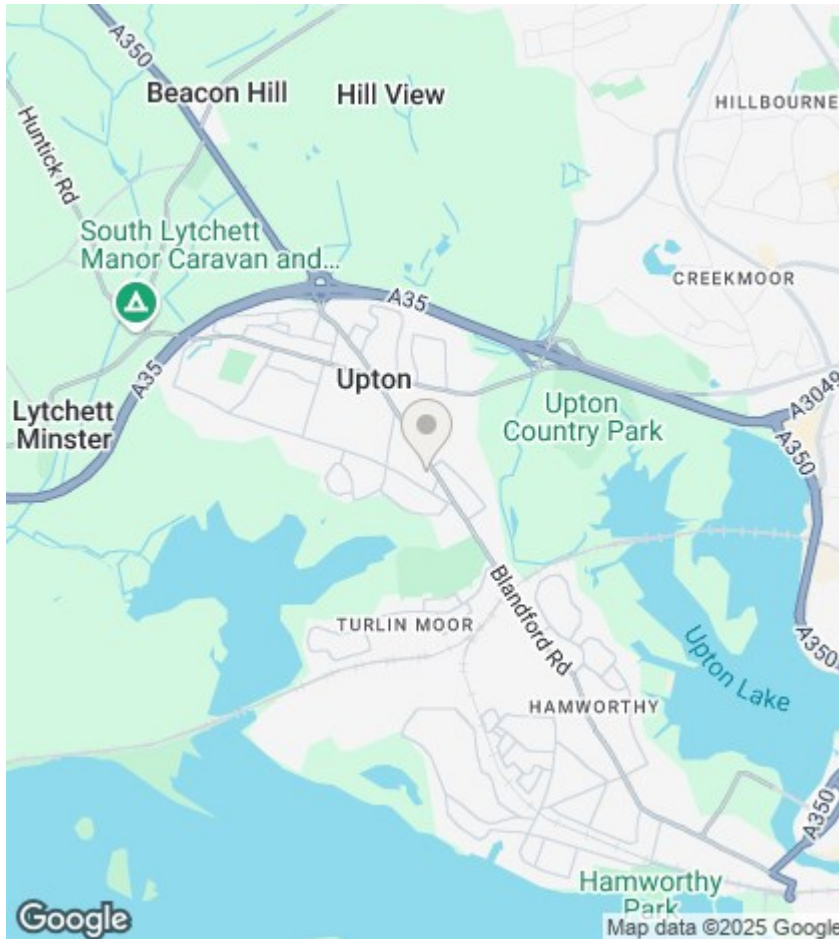


Blandford Road

Offering stylish accommodation, this property is a 'turn-key' example of a recently built family home. Briefly, it comprises: three bedrooms, kitchen with integrated appliances, lounge/dining room with large patio doors, family bathroom and downstairs toilet.

The rear garden has been laid to artificial turf and there is a composite deck providing an ideal 'al-fresco' entertaining area. Designed with low maintenance in mind, this space only enhances the overall ease of this property. Further benefits include off-road parking, gas central heating, underfloor heating throughout the ground floor, UPVC double glazing and the remainder of the builders guarantee.

The property is offered for sale with no forward chain and internal viewing is encouraged to appreciate what is on offer. To arrange, or for more information, please call our Upton branch at your earliest convenience.



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:

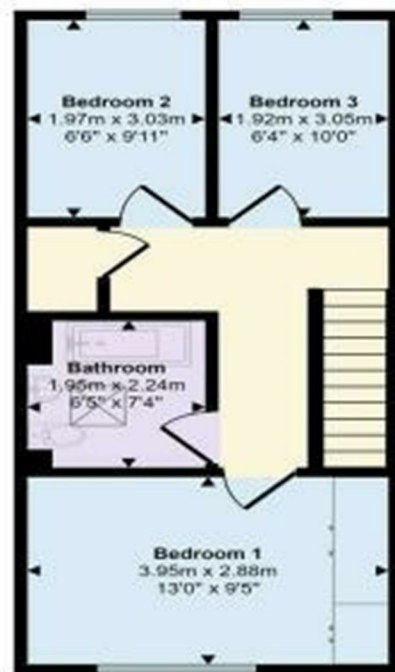
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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

Approx Gross Internal Area
80 sq m / 863 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft



First Floor
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.