



56 Poole Road, Upton, Poole, Dorset, BH16 5JD

**£350,000**

- Three Bedrooms
- Full of Character
- Gas Central Heating
- Shower & Separate Bathroom
- Close To Upton Country Park
- Semi Detached House
- Incredible Rear Garden
- Driveway
- Double Glazing
- Rare Opportunity!

# 56 Poole Road, Poole BH16 5JD

We are delighted to offer for sale this charming and characterful semi detached house with an incredible rear garden situated in Upton, near Poole.



Council Tax Band: C



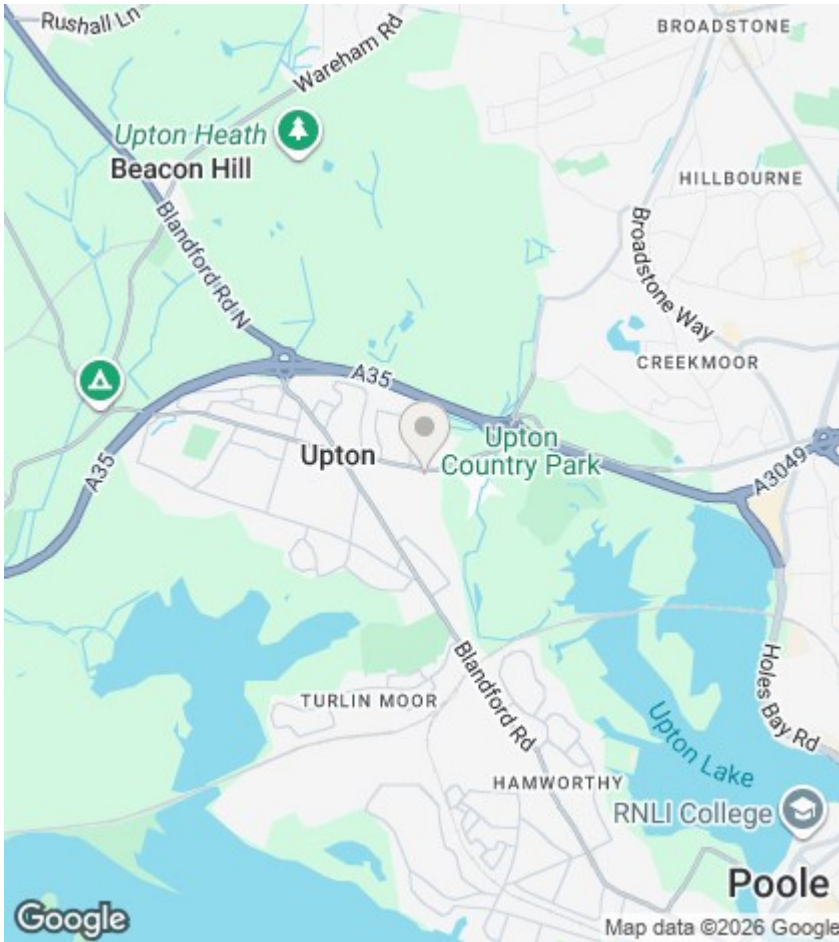
## Poole Road

The well planned and immaculately presented accommodation briefly comprises; entrance porch, lounge with dedicated dining area, kitchen, three bedrooms, modern bathroom and separate shower room.

Further benefits include gas central heating, double glazing and a resin driveway which leads down the side of the property and into the rear garden behind double gates.

The garden is a real stand out feature of this property... A southerly facing gardeners paradise whilst ensuring a certain degree of low maintenance considering the space on offer. There is a lawn area towards the rear and the remainder being laid to shingle and resin, ideal for alfresco dining and general entertaining. Two substantial sheds provide all the space you need for additional storage. There is also a handy outside toilet.

Situated within easy reach of Upton Country Park, on a main bus route into Poole & Wareham and inside catchment for popular local schooling, this property is sure to be popular from the start. We believe there is huge further potential for extension (subject to planning) should this be desired and recommend internal viewings at your earliest convenience. To arrange, or for more information, please contact 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.

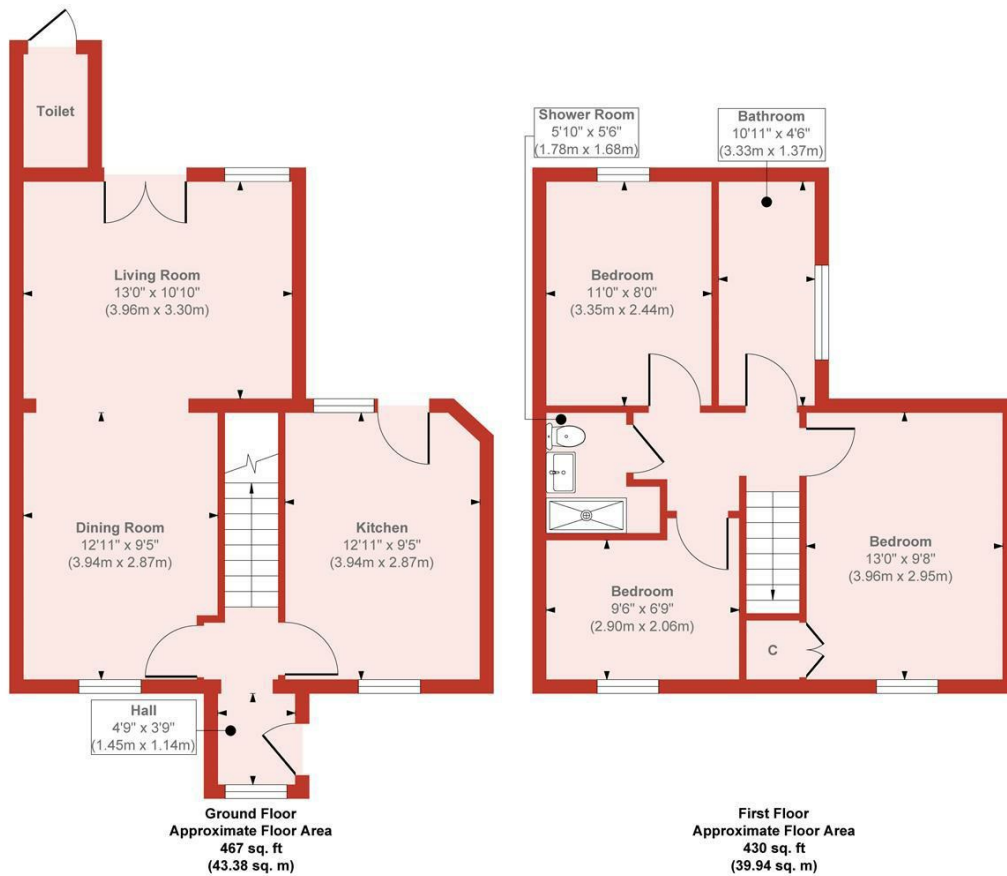
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		63	
(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 Floor Area 897 sq. ft / 83.32 sq. m

Produced by Elements Property