



43 Upton Heath, Upton, Poole, BH16 5HL

**Asking Price £265,000**

- Three Double Bedrooms
- Enclosed Rear Garden
- Conservatory
- Gas Central Heating
- On-Road Parking Available
- End of Terrace House
- Kitchen/Dining Room
- Downstairs Toilet
- UPVC Double Glazing
- Close to Favoured Amenities



# 43 Upton Heath, Poole BH16 5HL

This spacious, end of terrace house offers spacious accommodation & a low maintenance rear garden - an ideal FTB or BTL!



Council Tax Band: B



### Upton Heath

The well planned & spacious accommodation briefly comprises: three double bedrooms, living room, kitchen/dining room, conservatory, downstairs toilet and family bathroom.

The garden has been laid to patio for ease of maintenance and is enclosed by panel fencing with a gate to the rear allowing access. Further benefits include gas central heating, UPVC double glazing and a position close to favoured amenities.

Situated just a short walk from Upton Country Park & the heathland, we believe this property would make an ideal first time purchase of starter family home. To arrange a viewing, or for more information, please contact our Upton Branch.

### Lounge

15'08" x 15'08" (4.78m x 4.78m )

### Kitchen/Dining Room

12'05" x 10'08" (3.78m x 3.25m)

### Conservatory

9'05" x 7'00" (2.87m x 2.13m )

### Downstairs Toilet

### Bedroom One

12'09" x 8'05" (3.89m x 2.57m )

### Bedroom Two

9'10" x 7'02" (3.00m x 2.18m )

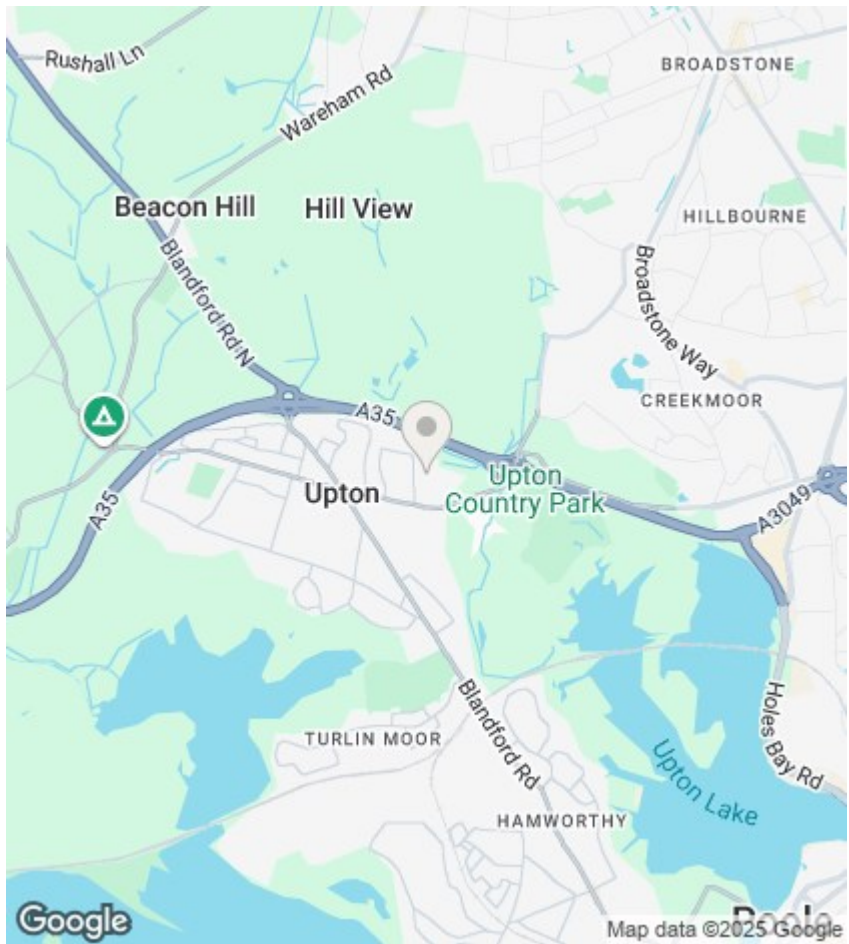
### Bedroom Three

11'09" x 7'06" (3.58m x 2.29m)

### Bathroom

8'00" x 6'04" (2.44m x 1.93m)





## 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:

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

