



22B Poole Road, Upton, Poole, BH16 5JB

Asking Price **£325,000**

- Two Double Bedrooms
- Built in 2019
- Two Parking Spaces
- Separate Utility Room
- New Flooring
- Detached House
- Remainder of Build Guarantee
- Enclosed Rear Garden
- Two En-Suites
- No Forward Chain

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Offered for sale with no onward chain, this modern detached house was constructed in 2019 and offers well presented & social accommodation complemented by a lovely garden.



Council Tax Band: C



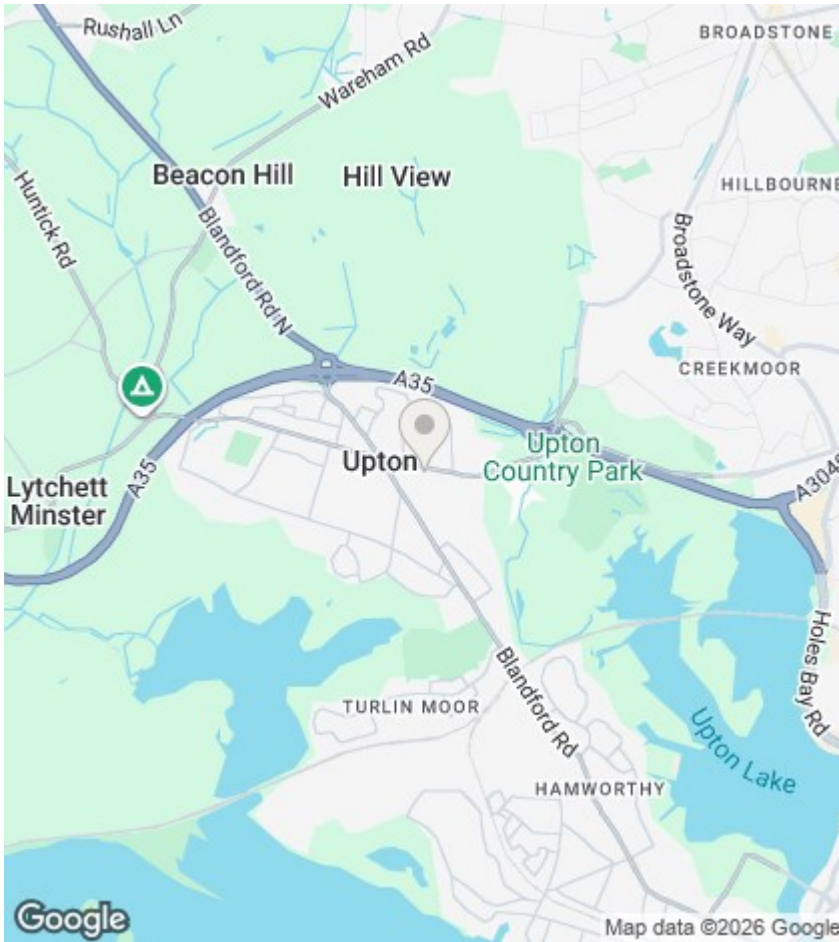
Poole Road

Designed with convenience in mind, this property has been well cared for by the current owners and briefly comprises: a social open plan kitchen/living area; two double bedrooms accompanied by two shower rooms; useful separate utility area and a downstairs toilet.

Further benefits include allocated parking for two cars, enclosed rear garden with pergola seating area, recently replaced flooring throughout, gas central heating, UPVC double glazing, further visitors parking and remainder of the build guarantee.

The property is tucked away within a position that's a short walk from a host of favoured amenities to include: Upton Country Park, the doctors surgery and a frequent bus route.

With our seller offering no forward chain internal viewing is encouraged at your earliest convenience - 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:

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	

Pooler Road, Upton

