



33 Moorland Way, Upton, Poole, BH16 5JZ

Asking Price £319,950

- Three Bedrooms
- Immaculate Throughout
- Off-Road Parking
- Stylish Kitchen/Dining Room
- UPVC Double Glazing
- Semi-Detached House
- Southerly Facing Garden
- Walking Distance from Schools
- Gas Central Heating
- No Forward Chain!

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This immaculately presented, semi-detached home is within a short walk of favoured local schooling and local amenities.



Moorland Way

The accommodation comprises three bedrooms, separate lounge, stylish kitchen/dining room, conservatory and family bathroom.

Further benefits include a pleasant southerly facing garden space, off-road parking, UPVC double glazing and gas central heating.

The property is offered for sale with no forward chain and internal viewing is encouraged to appreciate the quality of the accommodation. To arrange, or for more information, please call GREYS of Upton.

Living Room

12'00" x 11'02" (3.66m x 3.40m)

Kitchen/Dining Room

18'05" x 9'11" (5.61m x 3.02m)

Conservatory

10'00" x 8'00" (3.05m x 2.44m)

Bedroom One

11'02" x 10'05" + doorway (3.40m x 3.18m + doorway)

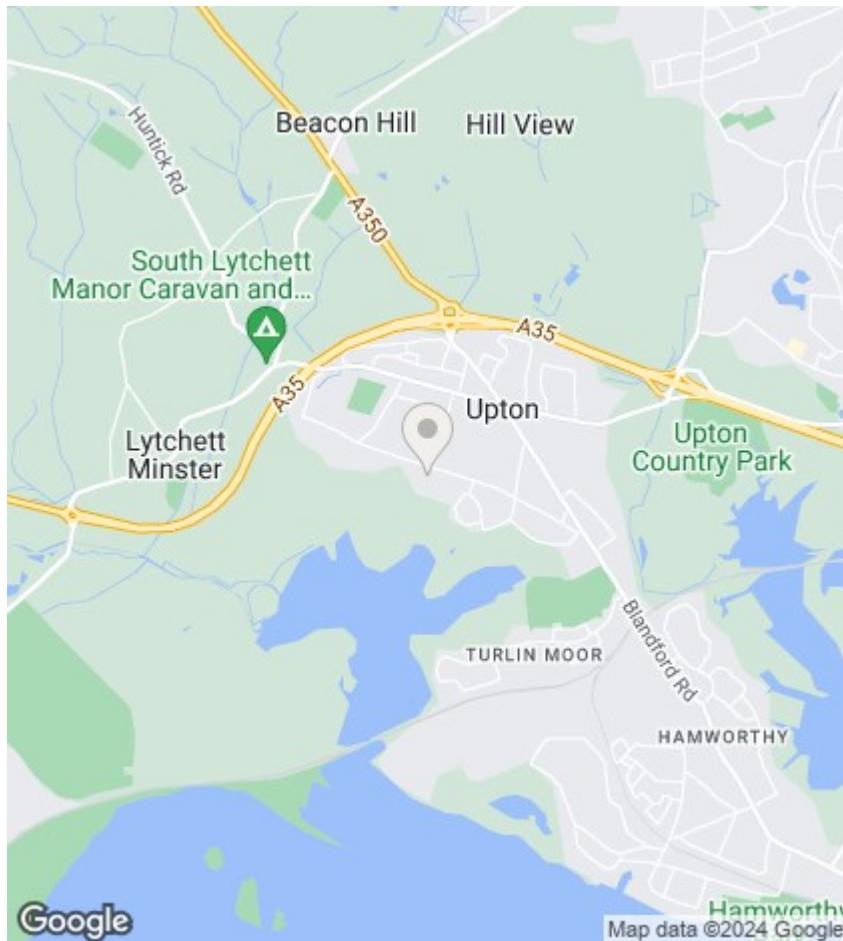
Bedroom Two

10'06" x 9'11" (3.20m x 3.02m)

Bedroom Three

9'10" max x 7'08" max (3.00m max x 2.34m max)

Bathroom



Directions

Viewings

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

EPC Rating:

C

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

