



Assindia, 1 The Crossways, Upton, Poole, BH16 5HB

Asking Price **£450,000**

- Detached Family Home
- Off-Road Parking
- Modernised Throughout
- Downstairs Toilet
- UPVC Double Glazing
- Three Bedrooms
- Enclosed Rear Garden
- Open Plan Living Area
- Central Location
- Internal Viewing Encouraged

1 The Crossways, Poole BH16 5HB

A refurbished, detached family home situated within a central Upton location just moments from a host of amenities. Benefitting from an enclosed garden & off-road parking for two.



Council Tax Band: D



Assindia

Forming part of a small new development, this home has received an overhaul to now offer modern & family centred accommodation.

On the ground floor you are greeted by a spacious entrance hallway with stairs leading to the first floor, a useful storage cupboard and a downstairs toilet. The lounge is open to the kitchen and offers a bright, social space which is perfect for day to day living or entertaining. There is also a conservatory with a glazed roof.

Upstairs, there are three bedrooms - the principle room is a particularly generous size. The bathroom has been finished to a high standard with a range of quality fittings.

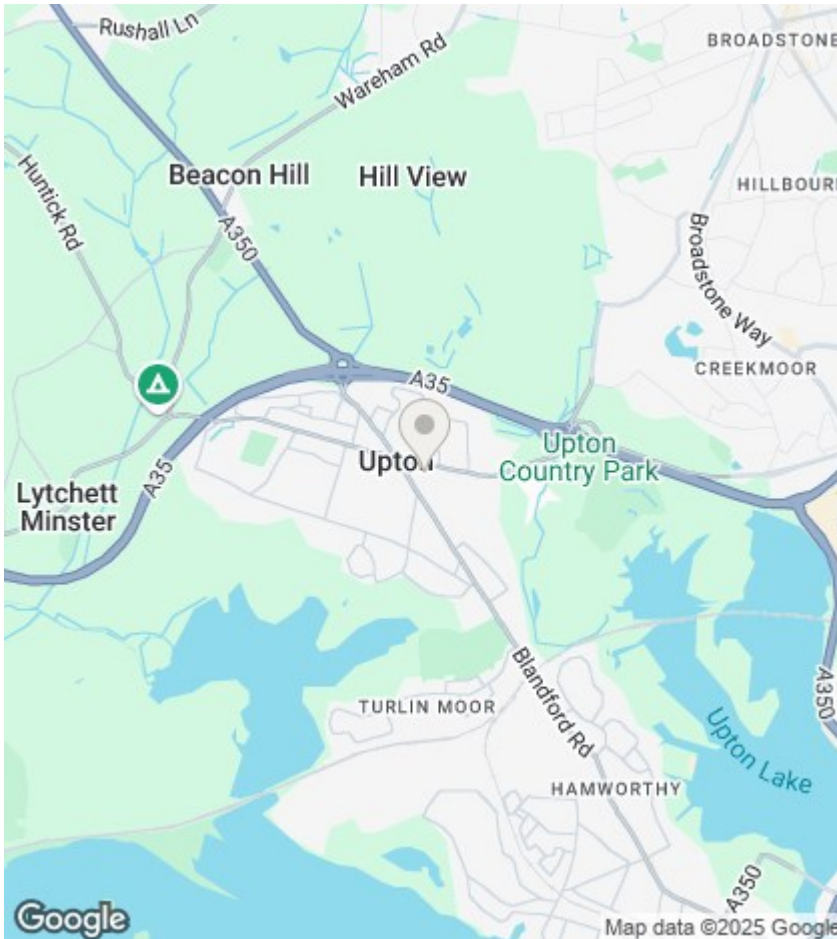
The rear garden is majority laid to lawn with a patio area abutting the conservatory. All of which is enclosed by panel fencing, there is side access and an outside tap. To the front there is ample off-road parking thanks to the shingle driveway and a further lawn area.

Situated within the centre of Upton, this property is ideally located to make the most of the range of favoured amenities on offer. Favoured schooling for all ages is easily accessible - notably, Yarrells Preparatory School is just at the end of the walkway at the bottom of the road. Upton Country Park is also within a short walk, ideal for those who own dogs or simply enjoy having open green space on the doorstep.

We are anticipating high levels of interest and as such internal viewing is recommended at your earliest convenience! To arrange, or for more information, please call the 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:

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	

The Crossways, Upton

