



12 Watery Lane, Upton, Poole, BH16 5ND

Asking Price £295,000

- Two Double Bedrooms
- Well Presented Throughout
- Garage in a Block
- Popular Location
- UPVC Double Glazing
- Semi-Detached House
- Views over Fields
- Lovely Rear Garden
- Gas Central Heating
- Vendor Suited

12 Watery Lane, Upton, Poole BH16 5ND

A spacious, semi-detached home positioned opposite open fields. Benefitting from a garage & a lovely rear garden - ideal first time buy!



Council Tax Band: C



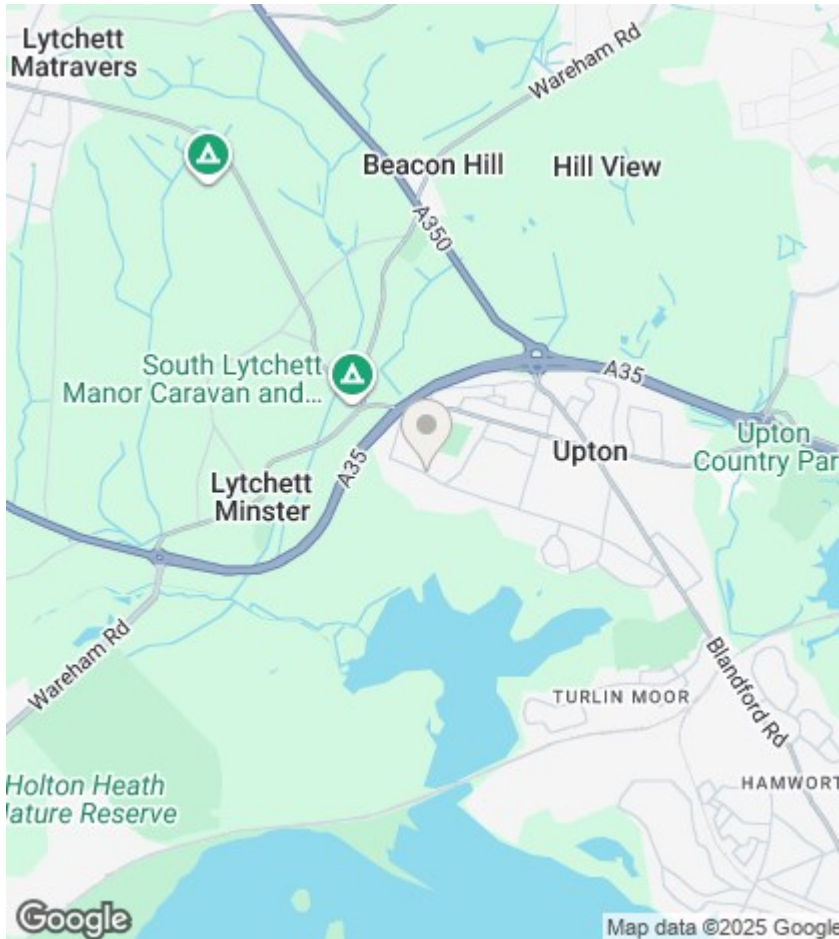
Watery Lane

The well planned & spacious accommodation briefly comprises two double bedrooms, bright living room, kitchen/breakfast room and a modern bathroom.

Further benefits include a lovely rear garden which is laid to lawn & patio, storage shed, garage in a block, gas central heating via a modern boiler and UPVC double glazing.

The property is positioned just on the outskirts of the popular 'Frenchs Farm' development and benefits from views over fields from bedroom one. Ideally located to access a host of amenities including expansive outdoor space and favoured schooling - we believe this home to make an ideal first time purchase.

To arrange a viewing or for more information, please contact our Upton office at your earliest convenience.



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.

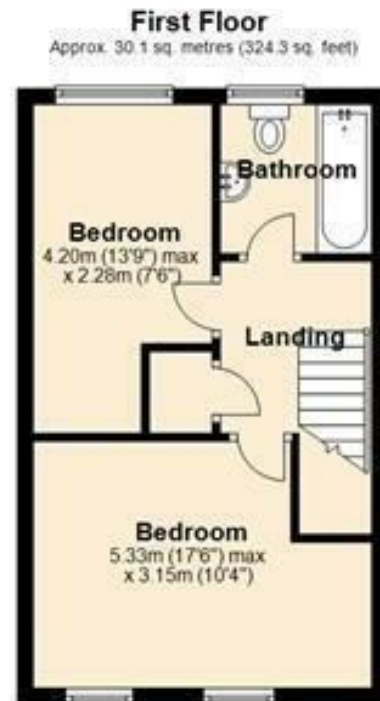
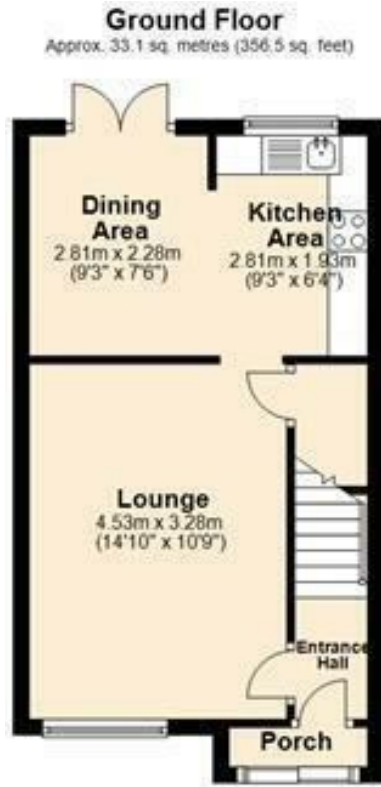
Viewings

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		89
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 63.2 sq. metres (680.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.