



Upton Heath Estate | Upton | Poole | BH16 5HL

Asking Price

- Three Bedrooms
- End of Terrace House
- South Facing Rear Garden
- Lounge / Dining Room
- Kitchen / Breakfast Room
- Ideal FTB or BTL
- Within Favoured School Catchment
- Bathroom & Separate Toilet
- Ample Parking Available
- Viewing Highly Recommended

**£210,000**

## Full Description

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### UPTON HEATH ESTATE

GREYS Estate Agents are pleased to offer for sale this end of terrace house situated in Upton. With three bedrooms, lounge/dining room, kitchen/breakfast room, bathroom and separate toilet. Further benefits include gas central heating, UPVC double glazed windows and doors, low maintenance south facing rear garden, on street parking and in our opinion, would make an ideal first time buy or buy to let. To arrange a viewing or for further information, please call GREYS of Upton on 01202 622101.

### ENTRANCE HALL

The property is accessed via a part glazed UPVC front door into the hallway, which has a front aspect UPVC window, radiator, stairs to the first floor and doors to the kitchen/breakfast room and lounge/dining room. Laminate flooring has been laid.

### KITCHEN/BREAKFAST ROOM

13' 00" x 9' 08" (3.96m x 2.95m)

With a front aspect UPVC window, radiator, stainless steel sink and drainer unit with mixer tap, worktops with drawers and cupboards under, a range of eye level units, space and plumbing for washing machine and tumble dryer and space for fridge/freezer and freestanding cooker with extractor over. Laminate flooring has been laid, the walls are part tiled and the ceiling is smooth set with coving.

### LOUNGE/DINING ROOM

15' 10" x 13' 04" (4.83m x 4.06m)

With a rear aspect UPVC window, radiator, understairs storage cupboard and rear aspect UPVC patio doors to the garden. The ceiling is smooth set.

### LANDING

With access to the loft space via a hatch and doors to all bedrooms, bathroom, separate toilet and two storage cupboards.

### BEDROOM ONE

15' 03" x 8' 06" (4.65m x 2.59m)

With a rear aspect UPVC window, radiator and fitted wardrobe with shelving and hanging space.

### BEDROOM TWO

10' 11" x 7' 06" (3.33m x 2.29m)

With a front aspect UPVC window, radiator and fitted wardrobes with shelving and hanging space. Laminate flooring has been laid and the ceiling is smooth set with coving.



### BEDROOM THREE

9' 11" x 7' 03" (3.02m x 2.21m)

With a rear aspect UPVC window and radiator. The ceiling is smooth set with coving.



### BATHROOM

With a front aspect UPVC frosted window, radiator, vanity wash hand basin and panel enclosed bath with electric shower over. Laminate flooring has been laid and the walls are fully tiled.

### SEPERATE TOILET

With a front aspect UPVC frosted window and toilet. Laminate flooring has been laid and the walls are fully tiled.

### REAR GARDEN

The south facing rear garden is laid to decking and patio with water tap and concrete pathway leading to shed and rear access. All is enclosed by panel fencing.

### OUTSIDE FRONT

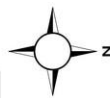
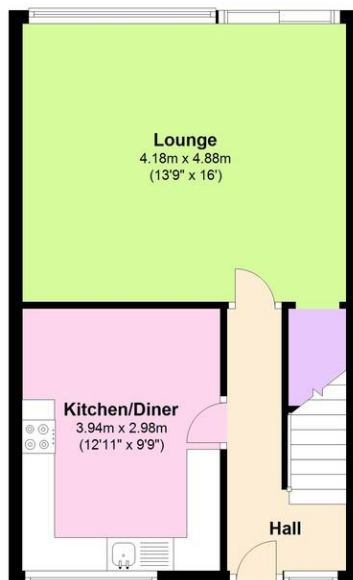
Laid to shingle with concrete pathway. There is also on street parking available.





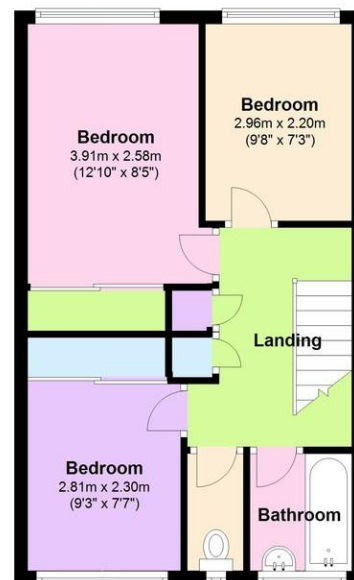
### Ground Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



Total area: approx. 80.1 sq. metres (862.5 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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.

7 The Triangle  
Upton  
Poole  
Dorset  
BH16 5PG

[www.greystateagents.co.uk](http://www.greystateagents.co.uk)  
[upton@greystateagents.co.uk](mailto:upton@greystateagents.co.uk)  
uk  
01202 622101

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