



9 Pony Drive, Upton, Poole, Dorset BH16 5SR

£289,950 Freehold

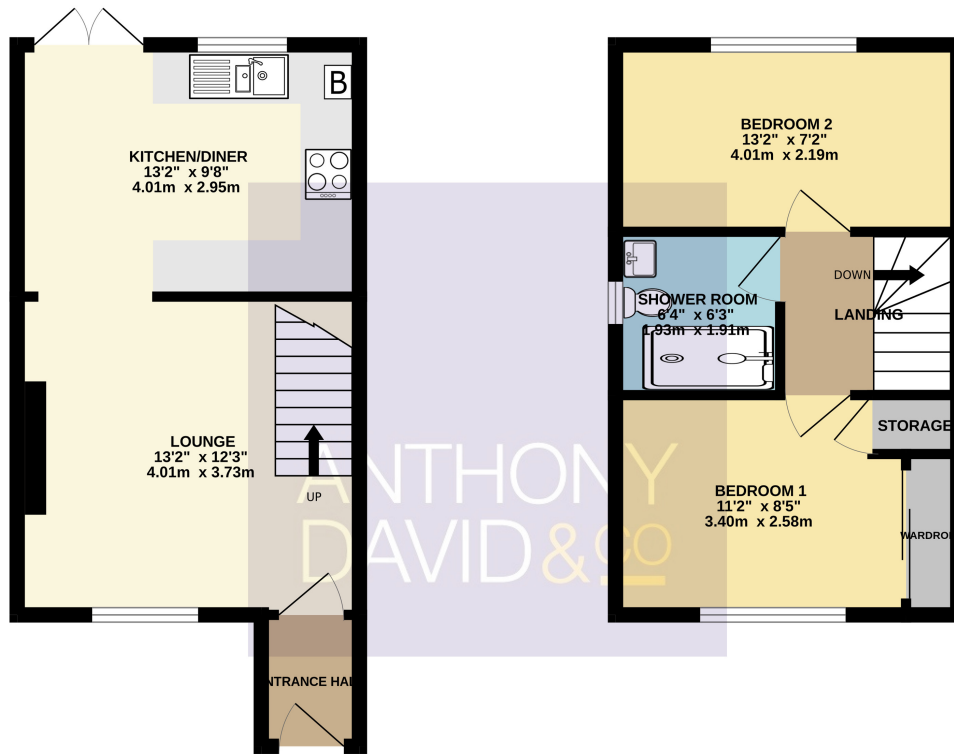
A terrific two double bedroom end of terrace house situated on this residential cul-de-sac in Upton short distance from local shops, bus routes and amenities. The scenic Upton Country Park with its beautiful gardens and and idyllic walks is also a short walk away. This immaculate property presents an ideal starter home and viewing is essential to not only appreciate its quiet location but also the accommodation on offer, which comprises: lounge, contemporary kitchen/diner and shower room. Externally the property boasts a gorgeous South facing garden with patio, lawned area and sun deck ideal for al fresco dining in the summer months. There is allocated off road parking. Further features of this 'little gem' include: some integrated appliances to kitchen, fitted wardrobe to bedroom one, oversized garden shed, gas central heating and UPVC double glazing. Nearby Schools - Upton Infants and Juniors and Lytchett Minster Secondary.

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ANTHONY
DAVID & CO

GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



Entrance Hall Door to

Lounge 13' 2" x 12' 3" (4.01m x 3.73m)

Kitchen/Diner 13' 2" x 9' 8" (4.01m x 2.95m)

Landing Doors to

Bedroom One 11' 2" x 8' 5" (3.40m x 2.57m)

Bedroom Two 13' 2" x 7' 2" (4.01m x 2.18m)

Shower Room 6' 4" x 6' 3" (1.93m x 1.91m)

Shed 14' 0" x 8' 0" (4.27m x 2.44m)

Garden South facing

Parking Allocated off road

Council Tax Band C

TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.