
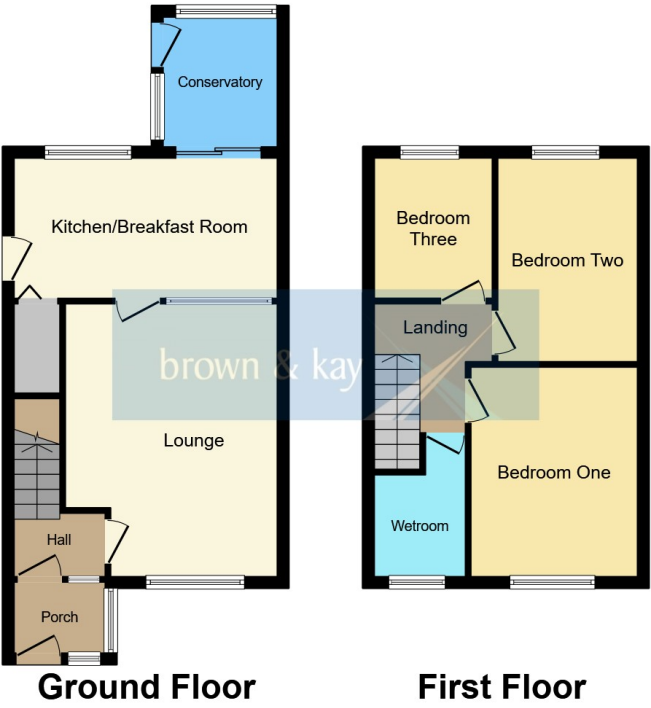




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





16 Border Road, UPTON, Poole BH16 5EE

OIEO £290,000

The Property
Offered for sale with no forward chain is this three bedroom semi detached family home. The accommodation in brief comprises generous lounge, good size kitchen/breakfast room, conservatory, three bedrooms and wet room. Additionally there is UPVC double glazing, gas central heating, garage, off road parking and garden to the rear.

The property is located within reach of Upton Bay Nature Reserve and Upton Country Park. Local shopping facilities and schools are also in the area and for more comprehensive needs, Poole town centre is accessible and there you will find a whole host of shops together with the main line rail station. The famous beaches at Sandbanks and the historic Poole Quay are also within a leisurely drive away.

- ENTRANCE PORCH**
With door through to the entrance hall.
- ENTRANCE HALL**
Stairs to the first floor landing.
- LOUNGE**
15' 8" x 12' 9" (4.78m x 3.89m) Brick built fireplace, large window to the front aspect. Door through to the Kitchen/breakfast room.
- KITCHEN/BREAKFAST ROOM**
15' 9" x 8' 0" (4.80m x 2.44m) Fitted with a range of wall and base units with work surfaces, inset sink unit, space for appliances, breakfast bar area.
- CONSERVATORY**
9' 4" x 8' 1" (2.84m x 2.46m) With aspect over the garden.
- FIRST FLOOR LANDING**
Doors to the following rooms.
- BEDROOM ONE**
12' 9" x 9' 3" (3.89m x 2.82m) Window to the front aspect.
- BEDROOM TWO**
11' 7" x 7' 7" (3.53m x 2.31m) Window to the rear aspect.

- BEDROOM THREE**
7' 11" x 7' 9" (2.41m x 2.36m) Window to the rear aspect.
- WET ROOM**
Shower area, w.c. and wash hand basin. Window to the front aspect.
- FRONT OF PROPERTY**
The front has been arranged with paving to provide ample off road parking.
- GARAGE**
- REAR GARDEN**
Arranged for low maintenance, raised shrub bed areas.
- COUNCIL TAX - BAND C**