



8 Upton Road, Poole, Dorset BH17 7AH

£375,000 Freehold

A substantial extended three bedroom detached house conveniently situated on the fringes of Fleetsbridge and Creekmoor within close proximity of shops, bus routes and amenities. The popular Upton Country Park is also a short distance away. This sizable home offers over 1400 sq ft of living space and internal viewing is highly advised to appreciate the versatile accommodation on offer, which comprises: 27' lounge, dining room, kitchen, breakfast area, downstairs cloakroom, two double bedroom a good sized single bedroom and bathroom. Externally the property boasts an extensive garden with artificial lawned area and shingled area which leads to a detached block built cabin. To the front the driveway provides off road parking. Further features include: Large BALCONY to bedroom one, boarded and carpeted loft with velux, garden shed, gas central heating and UPVC double glazing. Nearby Schools - Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors, Poole High, St Edwards RC/CoE and both Poole and Parkstone Grammar schools.

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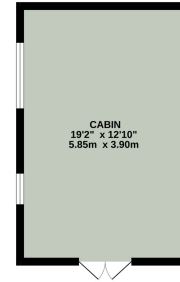
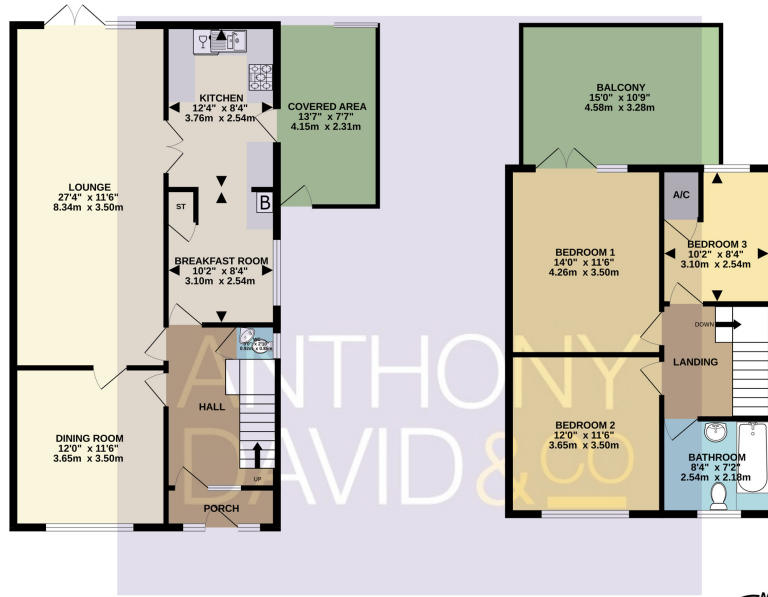
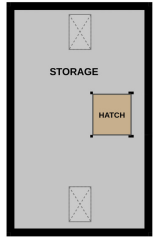
**ANTHONY
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LOFT AREA
176 sq.ft. (16.4 sq.m.) approx.

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.5 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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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Entrance Hall Doors to

Lounge 27' 4" x 11' 6" (8.33m x 3.51m)

Family Room 12' 0" x 11' 6" (3.66m x 3.51m)

Kitchen 12' 4" x 8' 4" (3.76m x 2.54m)

Dining Room 10' 2" x 8' 4" (3.10m x 2.54m)

Landing Doors to

Bedroom One 14' 0" x 11' 6" (4.27m x 3.51m)

Balcony 15' 0" x 10' 9" (4.57m x 3.28m)

Bedroom Two 12' 0" x 11' 6" (3.66m x 3.51m)

Bedroom Three 10' 2" x 8' 4" (3.10m x 2.54m)

Bathroom 8' 4" x 7' 2" (2.54m x 2.18m)

Detached Cabin 19' 2" x 12' 10" (5.84m x 3.91m)

Driveway Off road parking

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of or 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.