



**34 Heights Road, Upton, Poole,
Dorset, BH16 5QN**

HEARNES

WHERE SERVICE COUNTS

34 Heights Road, Upton, Poole, Dorset, BH16 5QN

Freehold Price £315,000

A well presented 3 bedroom end of terrace house situated in a tucked away road within just half a mile from Upton Country Park. The downstairs accommodation comprises of an entrance hall, very generous lounge/dining room, separate modern kitchen and hard flooring throughout. The rear garden is fully enclosed, private and 55" long offering a small patio area from the reception space and large lawn. The property has many other benefits including a modern bathroom, off road parking for a minimum of 4 vehicles and a large garage with power and lighting. The vendors are also suited locally so can accommodate a quick sale!

- A 3 bedroom end of terrace house situated only half a mile from Upton Country Park
- Spacious lounge/dining room with sliding doors to the rear garden
- Separate modern kitchen to include cream shaker style units with worktops over, electric oven and hob with extractor fan above, and space for a washing machine and fridge/freezer
- Fully tiled family bathroom with shower over bath, wash hand basin with vanity unit below, electric underfloor heating and wc
- Fitted wardrobes/storage in bedroom 2 and 3
- 55" x 30" rear garden which is fully enclosed and private
- Garage with power and lighting
- Double glazing and gas central heating throughout
- Vendors are suited locally so can accommodate a quick sale!

The home is set in a very popular area for families and is within half a mile to the entrance of Upton Country Park which is an area of 160 acres of park and woodland with 32 acres of formal gardens along the shoreline with views out to Poole Harbour. Poole Town Centre is within 3 miles and areas including Broadstone and Lytchett are within 2 miles. Local shops on Poole Road are 600 metres away with further shops on Blandford Road close by. The area is served by excellent local schools to include Upton Infants and Junior School and Lytchett manor Senior School. Yarrells School (private nursery/junior School) is also within half a mile.

COUNCIL TAX BAND: C

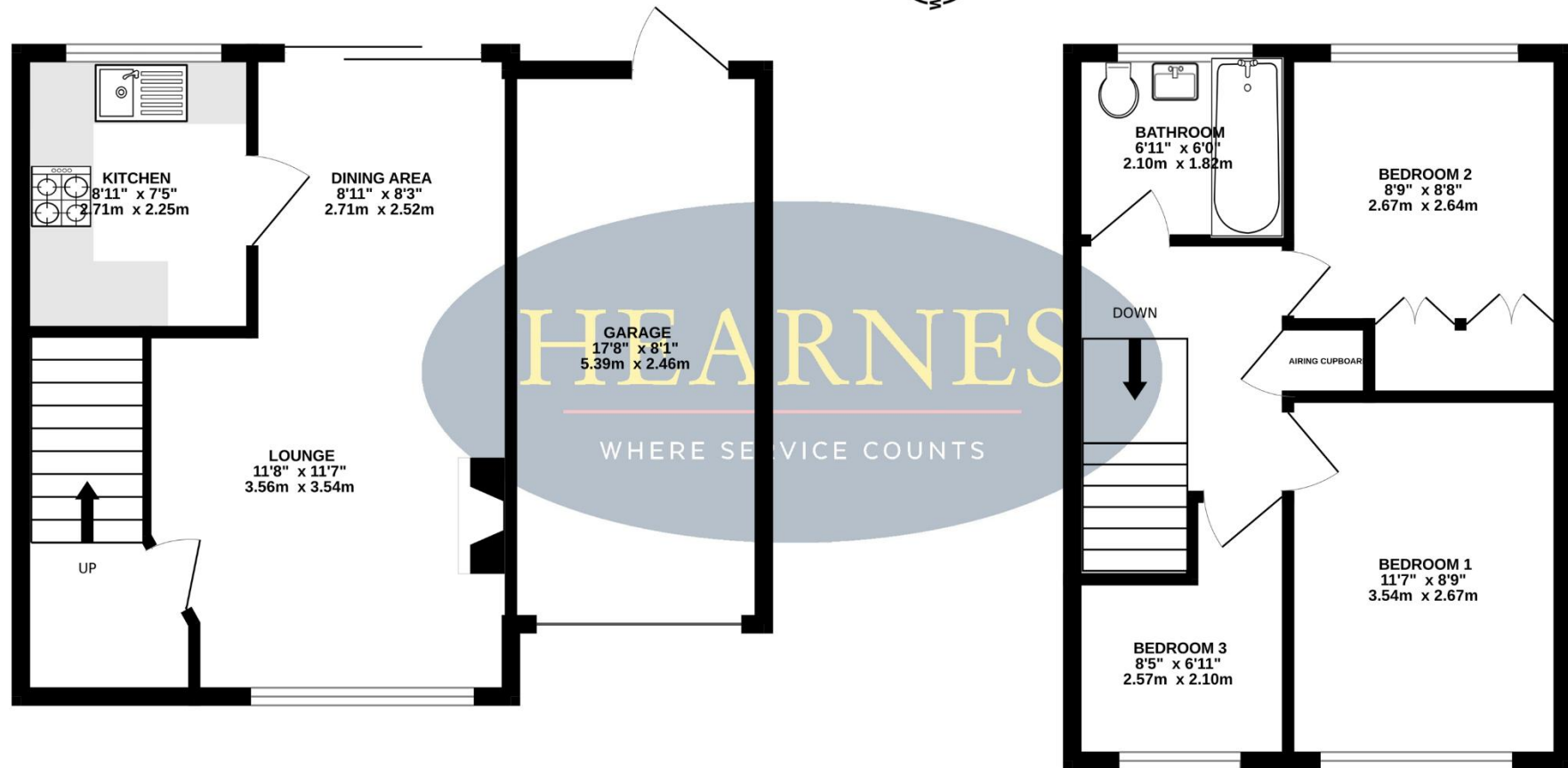
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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