



7 Border Road, Upton, Poole, Dorset BH16 5EE

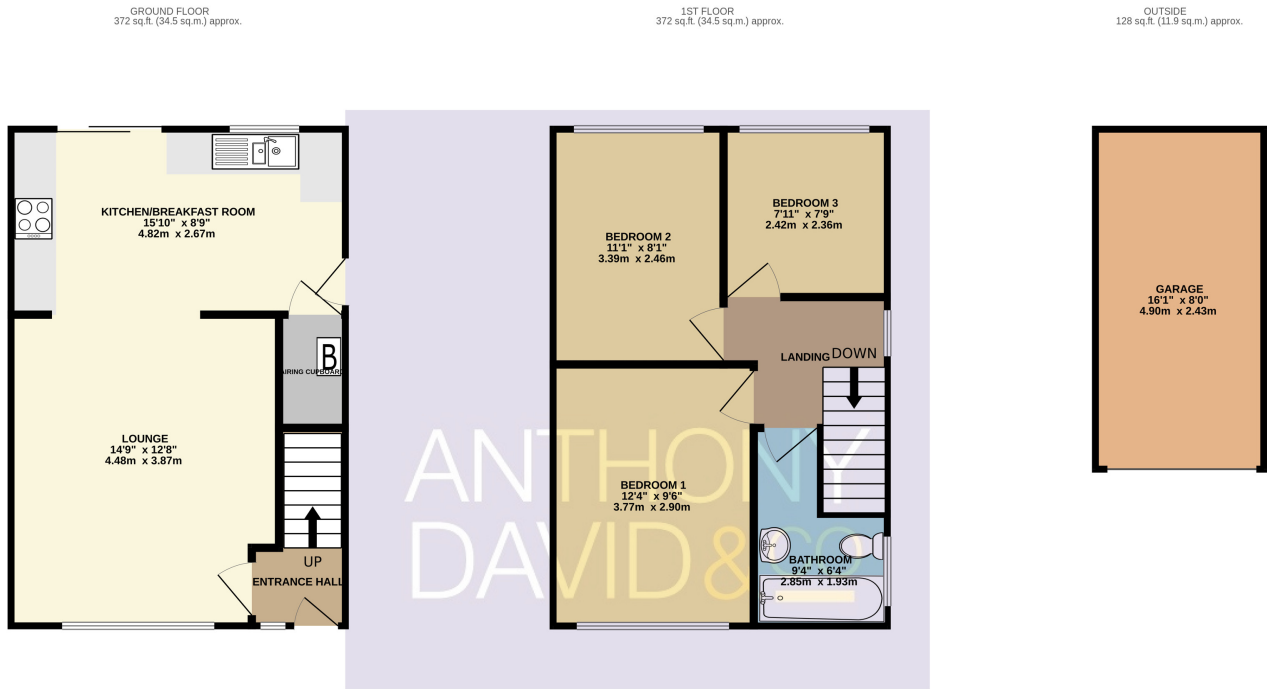
£320,000 Freehold

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An immaculate, bright and airy three bedroom semi detached house conveniently situated in this quiet road in Upton within walking distance to Upton Country Park, Lytchett Bay, local shops and amenities. Hamworthy Beach is also just a short drive away. This well presented property presents the ideal family home with the accommodation comprising: 14' lounge, kitchen/breakfast room and modern family bathroom. Externally the property boasts a good sized southerly aspect rear garden with patio and lawned areas, detached garage with power and to the front of the property the driveway provides off road parking for numerous vehicles. Further features include: Worcester Combi boiler installed 2019 with Hive heating Hub and UPVC double glazing. Internal viewing is highly advised. Nearby Schools - Upton Infants and Upton Juniors.

**ANTHONY  
DAVID & CO**





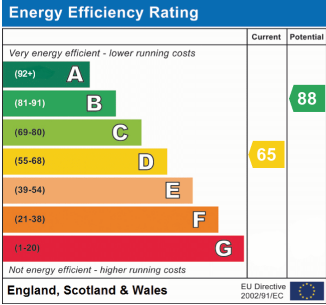
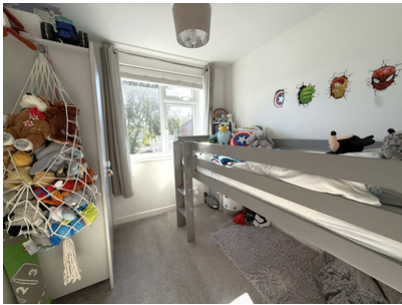
TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.

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
- Lounge 14' 9" x 12' 8" (4.50m x 3.86m)
- Kitchen/Breakfast Room 15' 9" x 8' 10" (4.80m x 2.69m)
- Landing
- Bedroom 1 13' 0" x 9' 6" (3.96m x 2.90m)
- Bedroom 2 11' 1" x 7' 10" (3.38m x 2.39m)
- Bedroom 3 7' 11" x 7' 9" (2.41m x 2.36m)
- Bathroom 6' 8" x 5' 11" (2.03m x 1.80m)
- Garden Southerly Aspect
- Garage 16' 0" x 8' 0" (4.88m x 2.44m)
- Council Tax Band C



Property Misdescriptions Act 1991

Property details contained herein do not form part 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.