



HEARNES

WHERE SERVICE COUNTS

**1 Dacombe Drive, Upton, Poole,
Dorset, BH16 5JH**

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Freehold Guide Price £300,000 - £310,000

A 3 double bedroom end of terrace house positioned less than 500 metres from the entrance of Upton Country Park. The property benefits from a large lounge/dining room with sliding doors to the rear garden, separate kitchen, fully tiled family bathroom and garage. The rear garden is fully enclosed, low maintenance and includes a large patio, covered seating area, and space for additional storage to the side of the property. There is also direct access to the garage from the garden which has power and light.

- A 3 double bedroom end of terrace house less than 500 metres from Upton Country Park
- Spacious lounge/dining room with electric fireplace, large storage cupboard and sliding doors to the rear garden
- Separate kitchen with ample shaker style units and worktops above, recently installed electric oven with extractor fan above, and space for a dishwasher, washing machine and fridge/freezer
- Fitted wardrobes in master bedroom
- Modern bathroom to include shower over bath, wash hand basin and wc
- Super low maintenance rear garden with patio, covered seating area and side access
- Garage with power and light
- Offered with no forward chain!

The home is set in a very popular area for families and within less than 500 meters 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.

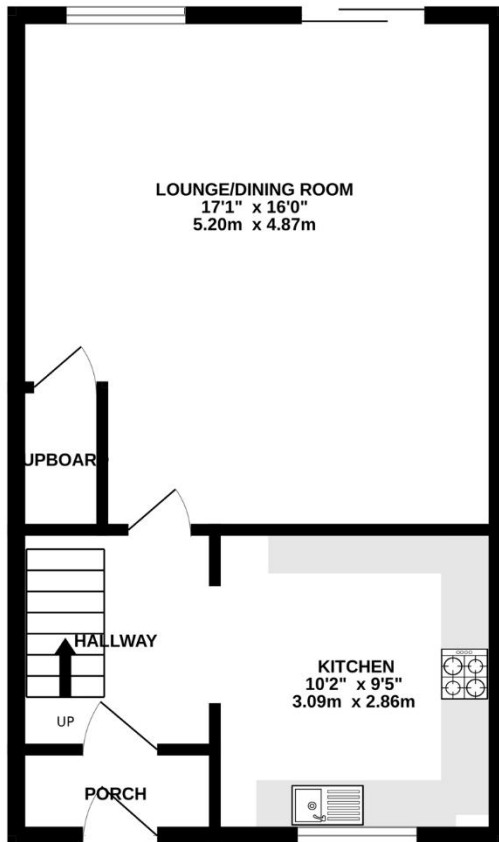
COUNCIL TAX BAND: B

EPC RATING: D

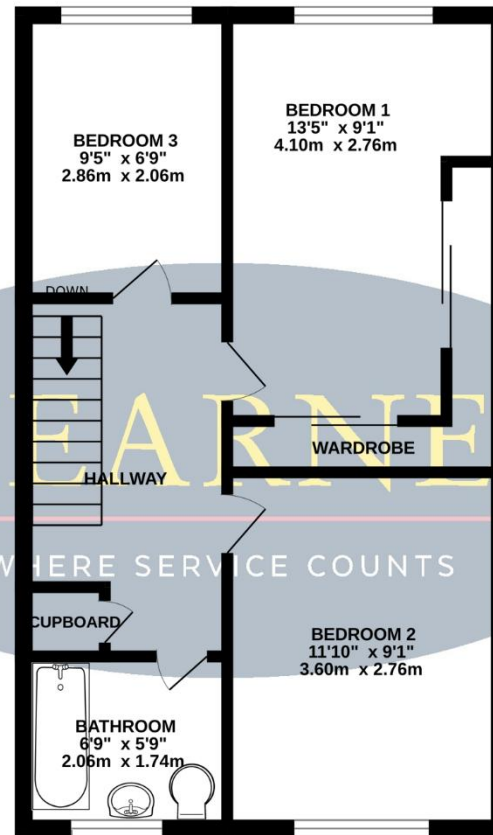
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



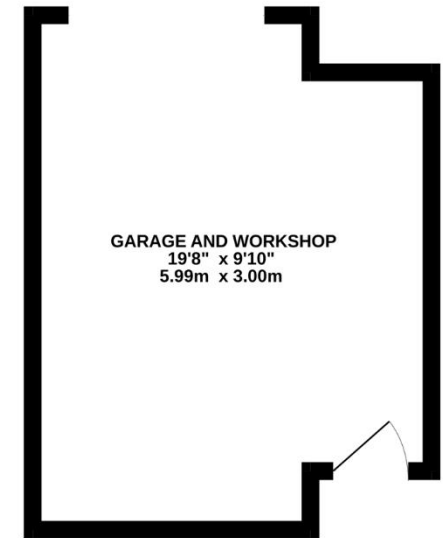
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



GARAGE
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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