



**9 Pinewood Road, Upton , Poole,
Dorset, BH16 4LH**

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FREEHOOD PRICE £380,000

An extended 3 double bedroom detached bungalow, set in a quiet location, with parking, garage and private enclosed rear garden. The bungalow offers huge potential for modernising/updating and benefits from new triple glazed windows, gas central heating, an extended lounge/dining room with the owner having found a forward purchase. The owner has begun to carry out some of the internal work, however, has decided to move, so offers a blank canvas for the incoming buyer.

- 3 double bedroom detached bungalow
- Offering huge potential for modernising and updating
- Extended lounge/dining room offering a spacious living area with access to the garden
- Driveway with parking for 3 cars and access to the rear garage
- Detached garage with power and light
- Recently fitted triple glazed windows and new front door
- Level and fully enclosed rear garden. Good area of hard standing to the side and rear lawn area having a vegetable garden. NB The owner will be removing a few of the plants and flowers

Pinewood Road runs between Moorland Way and Sea View Road, off the main Dorchester Road in Upton. A quiet location with amenities to hand to include excellent local infant/junior/senior schools and is within half a mile to the local shops at Upton and further on Upton Country Park. Poole Town Centre is 3 miles away and Broadstone is a similar distance.

COUNCIL TAX BAND: D

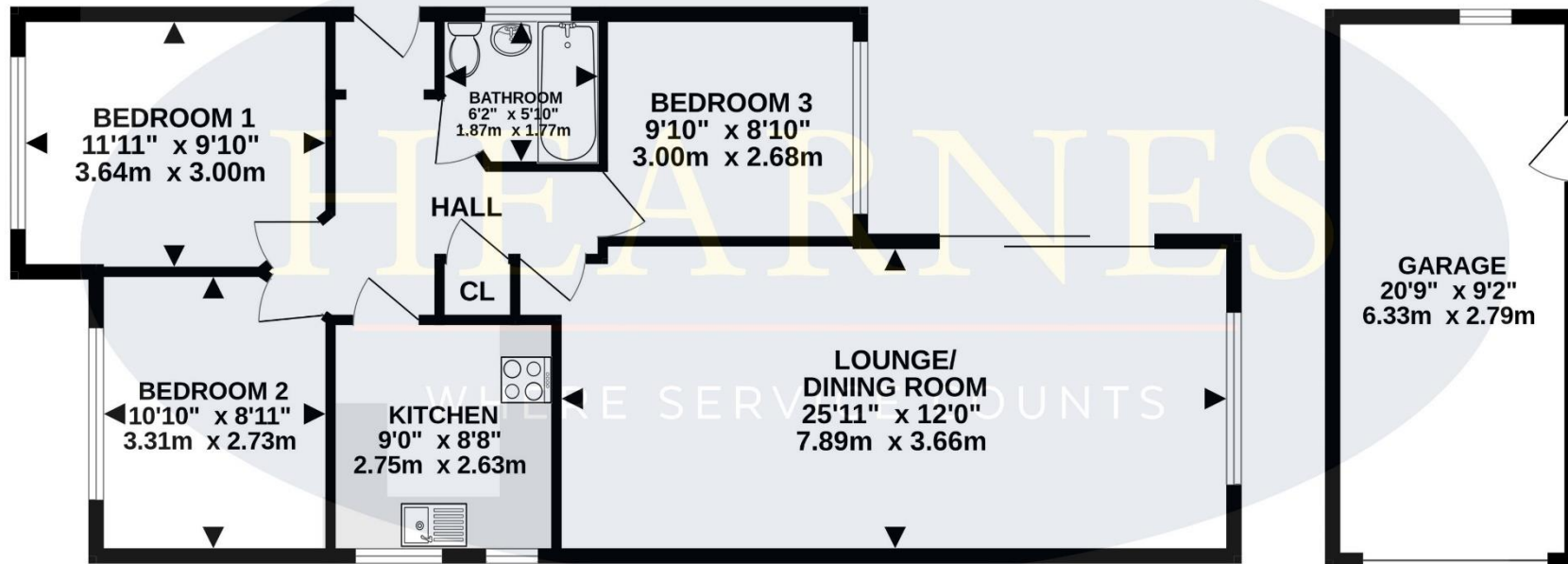
EPC RATING: D

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.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
190 sq.ft. (17.7 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

