



60 Poole Road, Upton, Poole, Dorset BH16 5JD

£249,950 Freehold

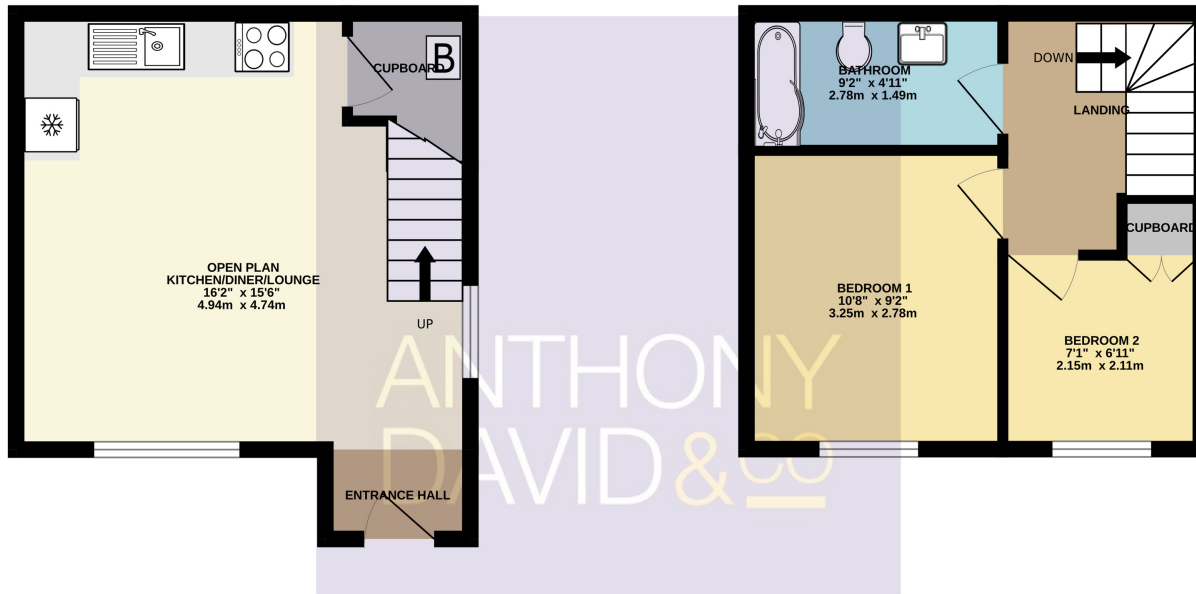
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**\*\* NO FORWARD CHAIN \*\*** A stunning two bedroom mews house conveniently situated in Upton within close proximity of local shops, amenities and bus routes. The scenic Upton Country Park is also a short distance away. This immaculately presented property offers 'contemporary London living' throughout and internal viewing of this 'little gem' is an absolute must before it's snapped up. The accommodation on offer comprises: open plan living, bespoke kitchen area and modern bathroom. Externally the property benefits from two off road parking spaces. Further features include: spotlights, fitted cupboard to bedroom two, driveway, gas central heating and UPVC double glazing. Nearby Schools Upton Infant and Juniors and Lytchett Minster Secondary School.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.

1ST FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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Open Plan lounge/Kitchen 5.71m x 4.94m (18' 9" x 16' 2") max

Landing Doors to

Bedroom One 3.09m x 2.78m (10' 2" x 9' 1")

Bedroom Two 2.11m x 2.07m (6' 11" x 6' 9")

Bathroom 2.78m x 1.49m (9' 1" x 4' 11")

Driveway Off road parking x 2

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.