



HEARNES

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36 Allens Road, Upton, Poole, Dorset, BH16 5BX

36 Allens Road, Upton, Poole, Dorset

FREEHOLD PRICE £325,000

A 2 bedroom detached bungalow with 2 reception rooms, conservatory, wet (shower room) and driveway with detached garage and a garden, set in this popular residential area of Upton. The bungalow is neat and tidy, however offers huge potential for updating and personalisation. It has a warm feel to it and is set in a cul de sac location, making it quiet and peaceful. Further offering double glazing, gas central heating and will be sold vacant with no forward chain.

- 2 bedroom detached bungalow in a popular residential location
- 2 reception rooms
- Well presented throughout
- Huge potential for personalisation and updating
- Kitchen fitted with integrated appliances to include an oven, gas hob and extractor, fridge/freezer and freestanding washing machine
- Wet room with walk in shower, wc and wash hand basin
- Conservatory leading out to the garden
- Detached single garage with power and light
- Driveway with parking for 2 cars with further parking potential
- Small, but well tended and private gardens to the front, side and rear
- Set in a peaceful cul de sac location
- Sold vacant with no onward chain
- Viewing recommended

The property is conveniently located near local shops and Lidl and within half a mile to one of the cycle paths to Upton Country Park, with further cycling paths across the road from the house. It is also within 1.5 miles to Hamworthy Beach and a mile to Lytchett Bay Nature Reserve. Poole town centre is 3 miles away, with Lytchett and Broadstone, within a few miles

COUNCIL TAX BAND: D

EPC RATE: C

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.



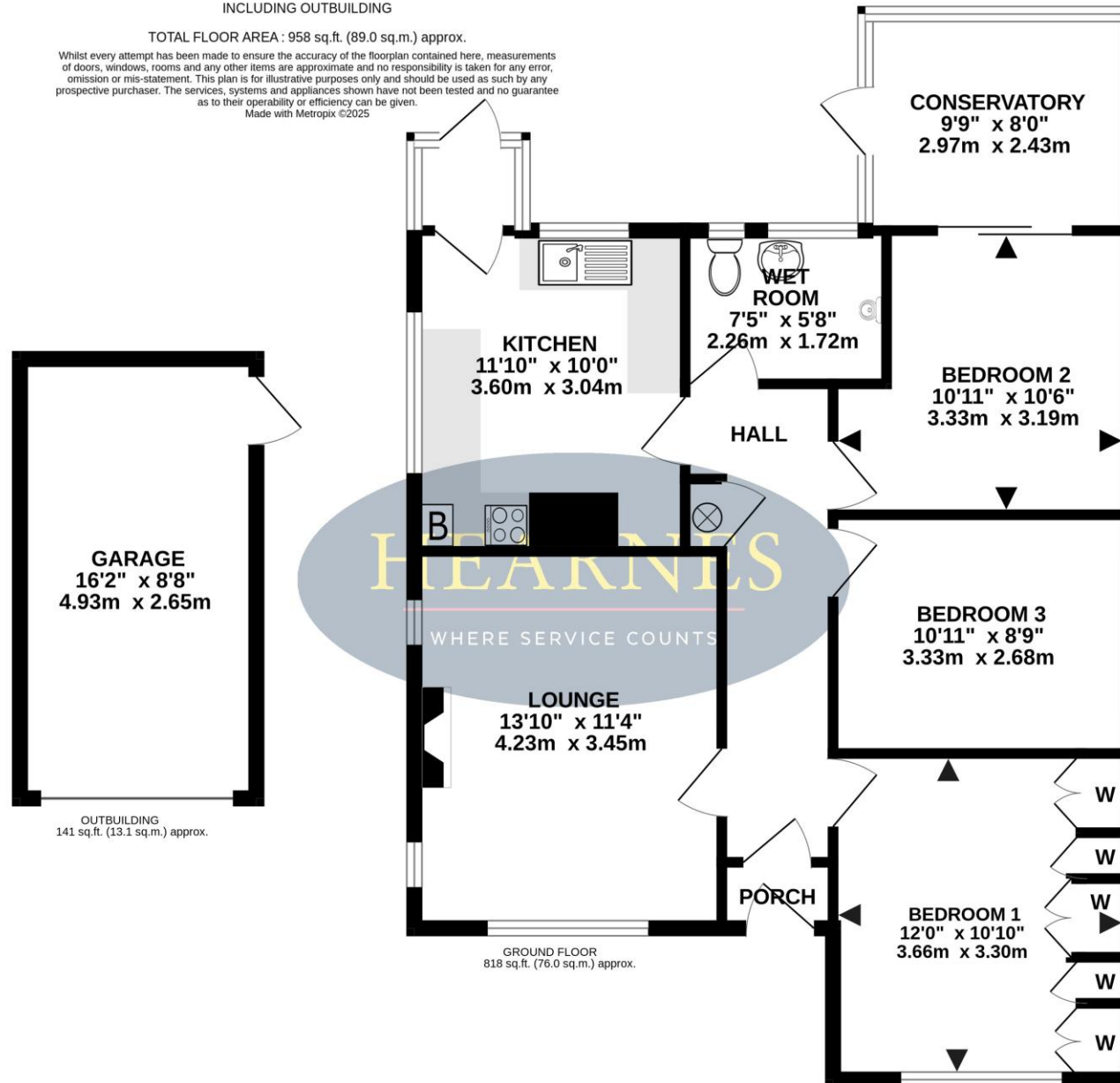




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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