



Asking Price

£599,950

SLOUGH LANE, POOLE BH16 5NB

Freehold



- ◆ DETACHED CHALET BUNGALOW
- ◆ THREE DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ CLOSE TO NATURE RESERVE
- ◆ PLOT APPROACHING 0.2 OF AN ACRE
- ◆ NO FORWARD CHAIN
- ◆ GAS HEATING AND DOUBLE GLAZING
- ◆ SOLE AGENTS

A detached, three bedroom, chalet bungalow positioned on a generous plot approaching 0.2 acres with scope for extension (STPP) and enjoying uninterrupted views across the local nature reserve and beyond. No forward chain.

Property Description

Slough Lane sits along the southern edge of Upton along the northern boundary of the RSPB nature reserve, giving the home a delightful rural backdrop. The accommodation comprises a living room, kitchen and breakfast room, bedroom, bathroom and separate WC to the ground floor and there are two double bedrooms, along with a family bathroom, to the first floor. The home is double glazed throughout, benefits from gas fired heating and, in our opinion, boasts scope for extension and redevelopment (STPP).





Gardens and Grounds

The home sits centrally on its plot which is approaching 0.2 acres and the gardens have been well cared for. They are predominantly laid to a kept lawn and there are a variety of flower beds as well as kitchen garden area. There are two wood-built garden sheds and the driveway is laid to tarmac and is suited to several vehicles. In turn the driveway gives access to the covered carport.

Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.



Size: 1207 sq ft (112.1 sq m)

Heating: Gas fired (Vented) Boiler serviced annually

Glazing: Double glazed

Parking: Driveway and car port

Garden: South facing

Main Services: Electric, water, gas, drains, telephone

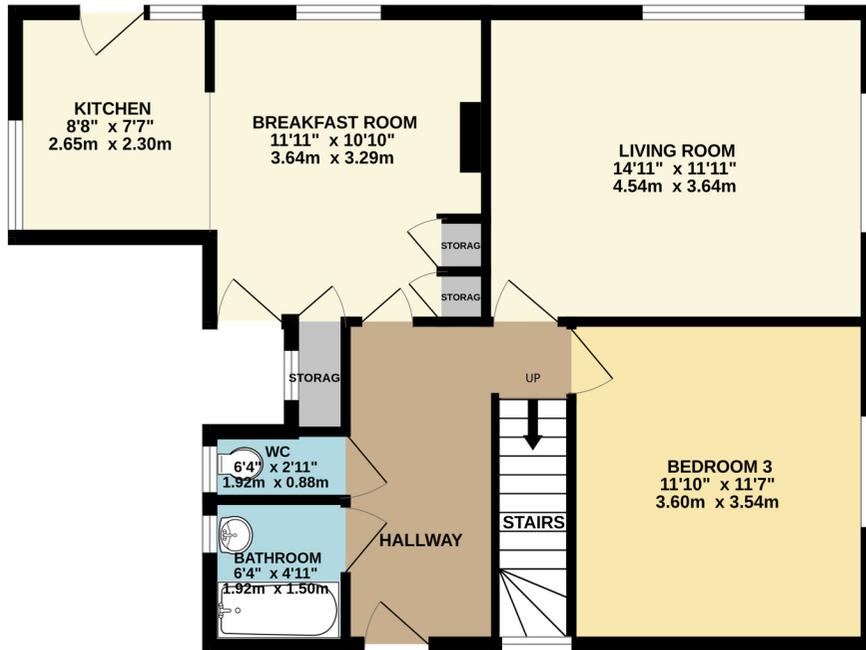
Local Authority: BCP Council

Council Tax Band: E

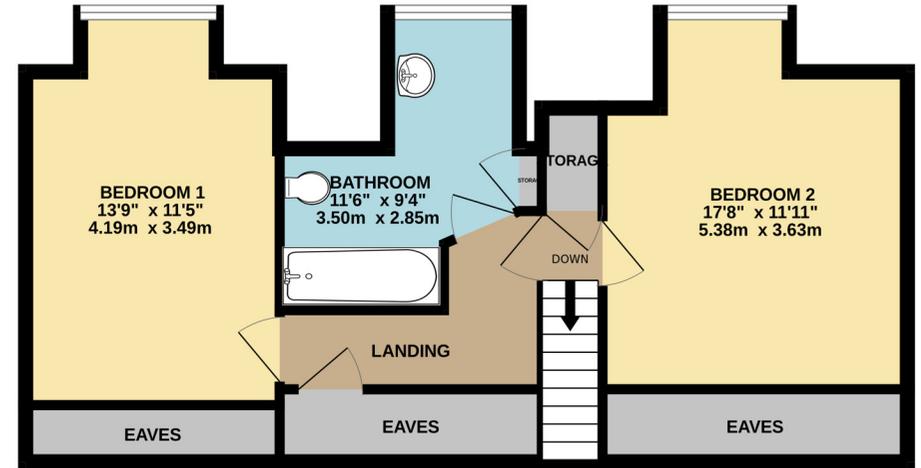




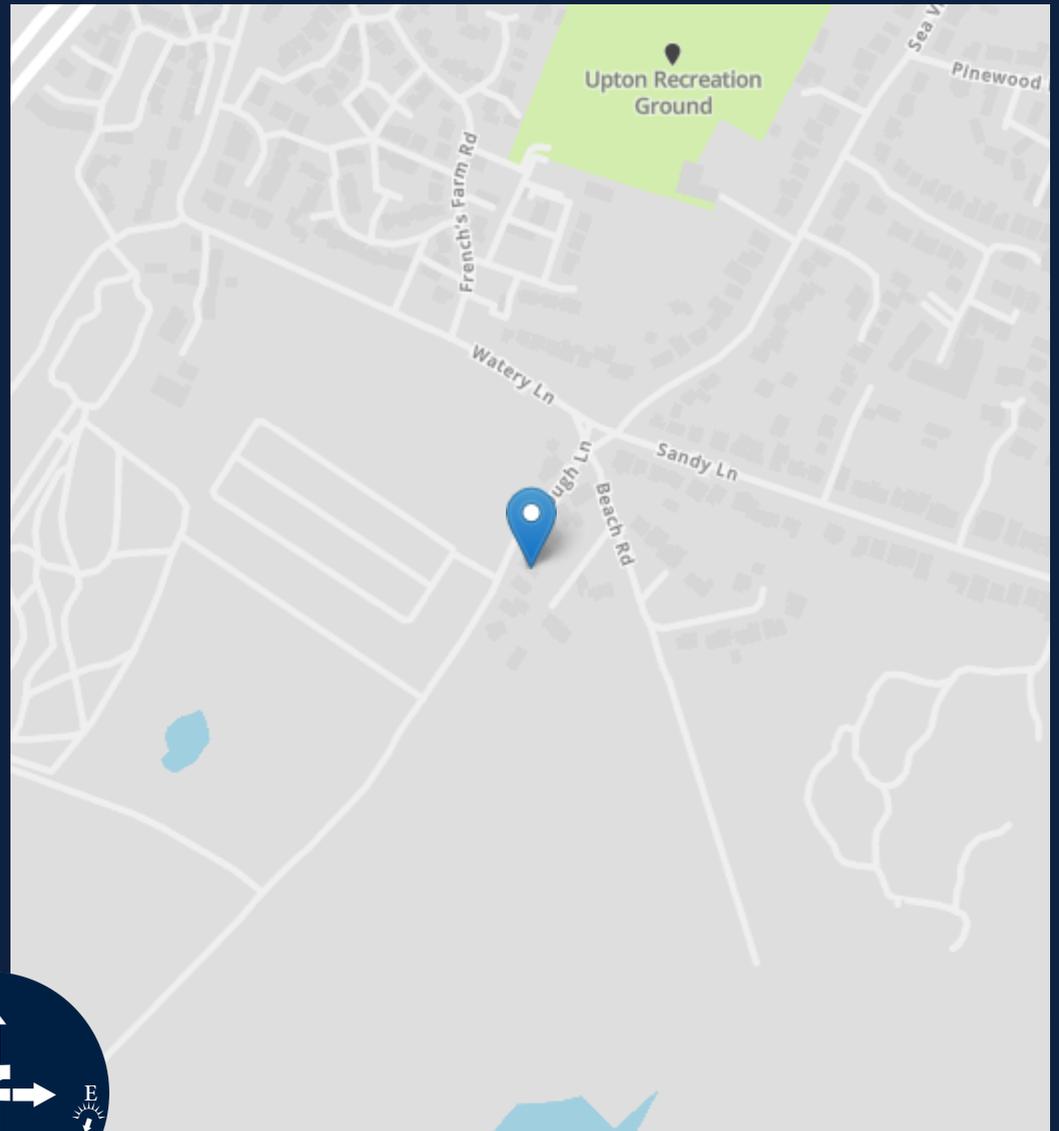
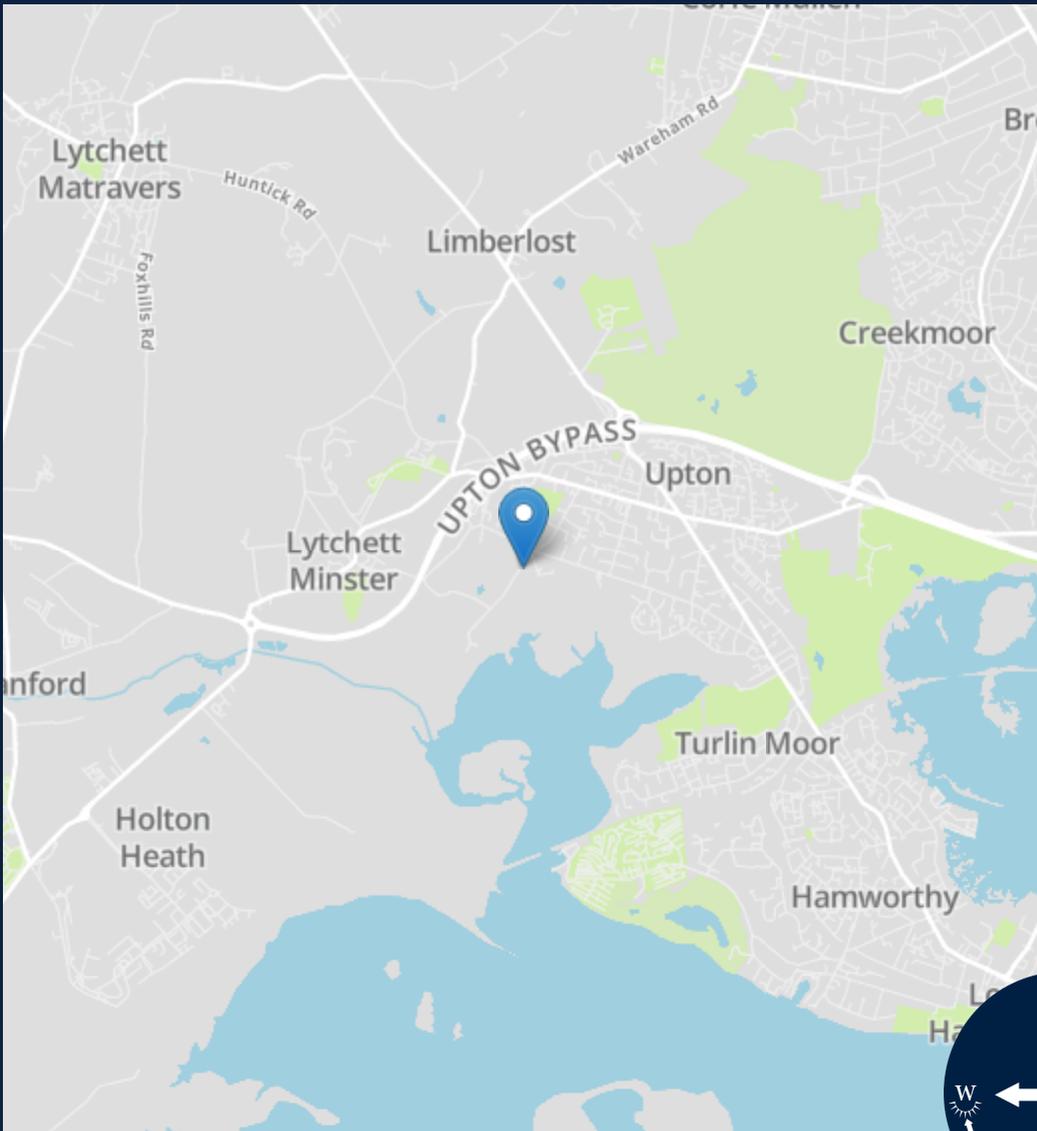
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	79
(39-54) E	56
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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