



33 Border Road, Poole, BH16 5EE

Asking Price £269,950

- Three Bedrooms
- Huge Potential
- Garage
- Lovely Rear Garden
- Ideal Project
- Semi Detached House
- Requiring Modernisation
- Driveway
- Backing onto Lytchett Bay
- No Chain!

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We are pleased to offer for sale this semi detached home with garage, driveway and lovely garden backing onto Lytchett Bay Nature Reserve.



Council Tax Band: C

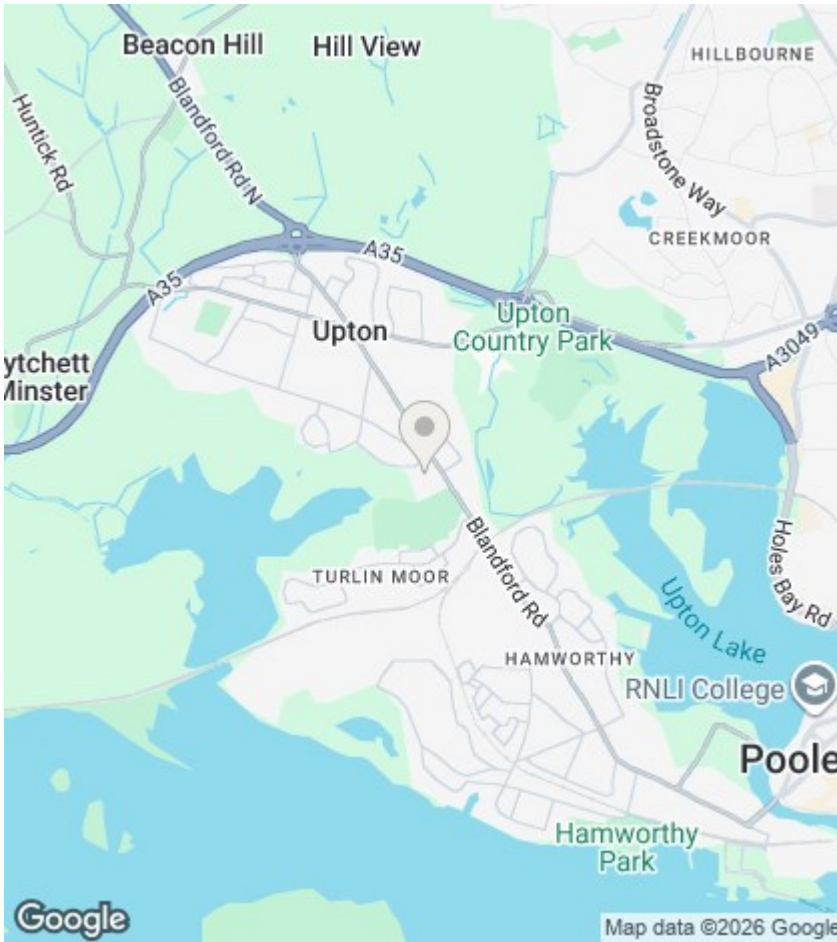


Border Road

Whilst in need of a degree of modernisation, we believe this property represents a fantastic opportunity for those looking to put their own stamp on their next home. The spacious accommodation briefly comprises; three good size bedrooms, family bathroom, lounge and a kitchen/dining room leading to the rear garden.

The outside of this property is where it really stands out - The frontage already has parking for a couple of cars and there is further potential to increase off road parking on the front garden should this be required. The rear garden is a private, south facing haven for gardeners. Mainly laid to lawn with a variety of mature shrubs and a gate leading directly onto Lytchett Bay Nature Reserve, we believe this property will make an ideal home for dog owners as well as those particularly drawn to a secluded and peaceful garden space.

Situated close to local amenities and bus routes in a cul-de-sac, we are expecting high volumes of interest and internal viewings come highly recommended. To arrange, or for more information, please contact our Upton office.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

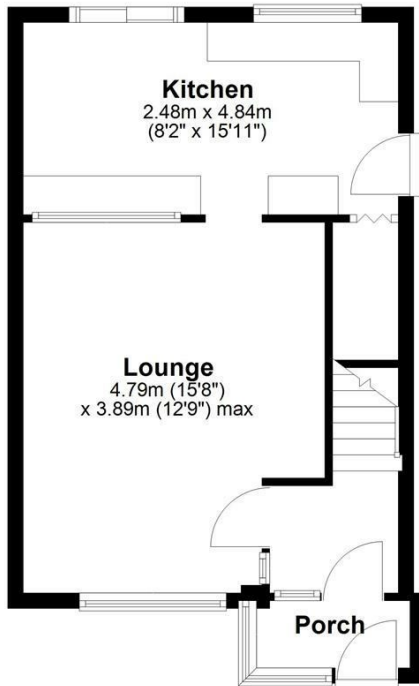
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

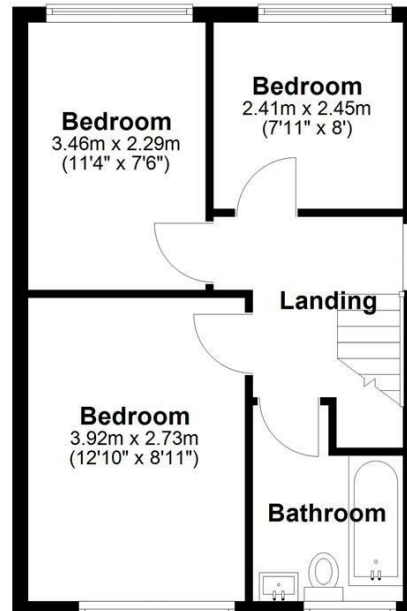
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Total area: approx. 73.5 sq. metres (790.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.