GREYS

ESTATE AGENTS









33 Old Kiln Road, Upton, Poole, Dorset, BH16 5SG

Asking Price £300,000

- Three Bedrooms
- Immaculate Throughout
- Double Glazing
- Garage In A Block
- Popular Location
- Terraced House
- Gas Central Heating
- Rear Garden
- Downstairs Toilet
- No Chain!

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
01202 622101

upton@greysestateagents.co.uk
www.greysestateagents.co.uk

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No Chain! We are delighted to offer for sale this truly immaculate terraced house, ideally situated in the popular residential area of Upton, near Poole.

3 1 1 C

Council Tax Band: C







Old Kiln Road

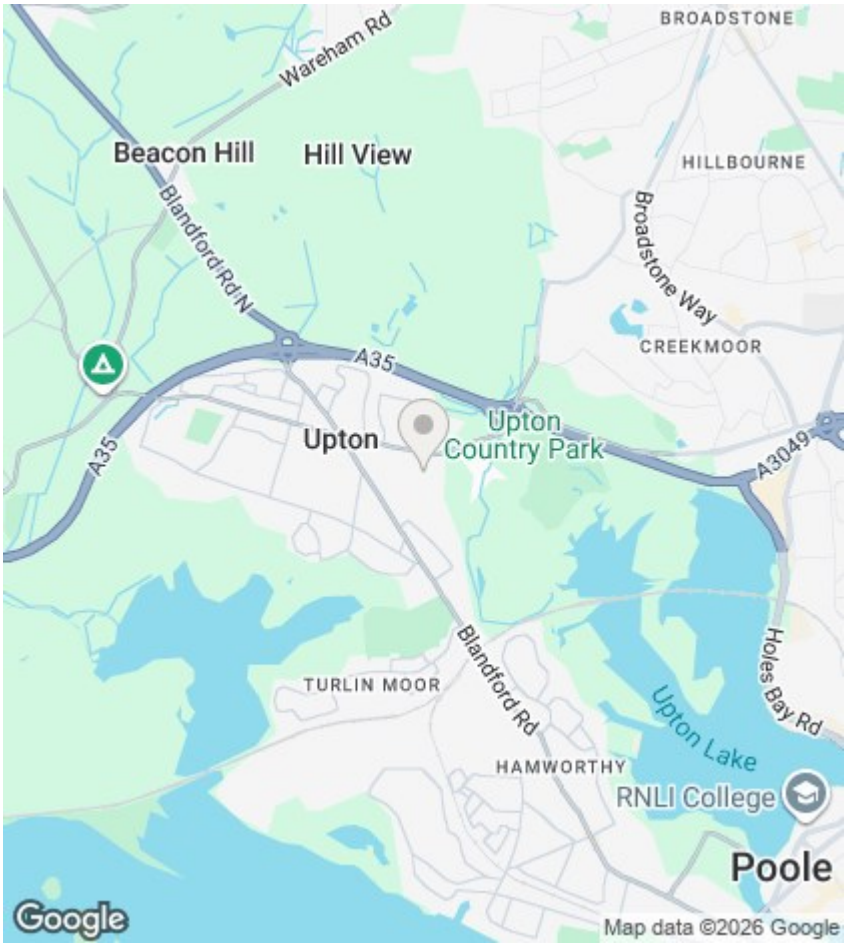
Beautifully presented throughout, this lovely home offers well planned accommodation, a pleasant enclosed garden and the added benefit of a garage in a nearby block.

The property has a spacious entrance hallway, providing a welcoming first impression and useful access to the ground floor rooms. The generous lounge/dining room is an excellent space for both relaxing and hosting family & friends, with plenty of room for a dining table and furnishings. The kitchen is well positioned for convenient everyday living, while a downstairs cloakroom adds further practicality. Upstairs, there are three well proportioned bedrooms and a family bathroom.

Outside, the property benefits from a pleasant rear garden, mainly laid to lawn and enclosed by panel fencing, creating a manageable outdoor space for family life and entertaining.

Further benefits include gas central heating, double glazing and a water softener to name only a few.

Situated just short walk to Upton Country Park and within easy reach of local amenities, schools and bus routes, we believe this property will make an ideal first time buy or family home. To arrange a viewing, please contact our Upton office.



Agents Note

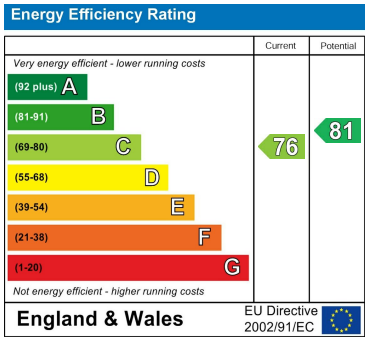
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has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

Viewings

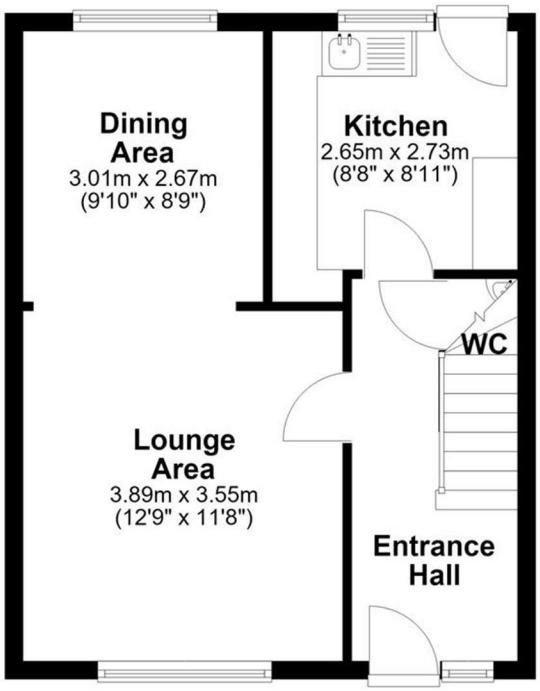
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

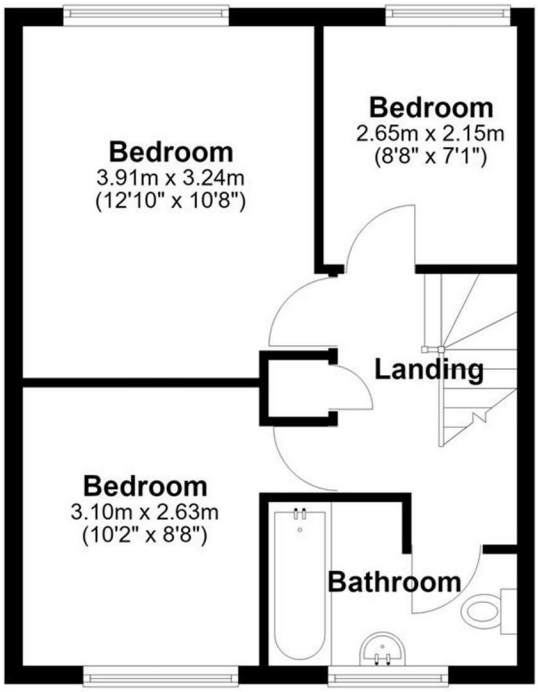
C



Ground Floor



First Floor



Total area: approx. 77.5 sq. metres (834.7 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

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