

58 Old Kiln Road
Upton
Poole BH16 5SQ

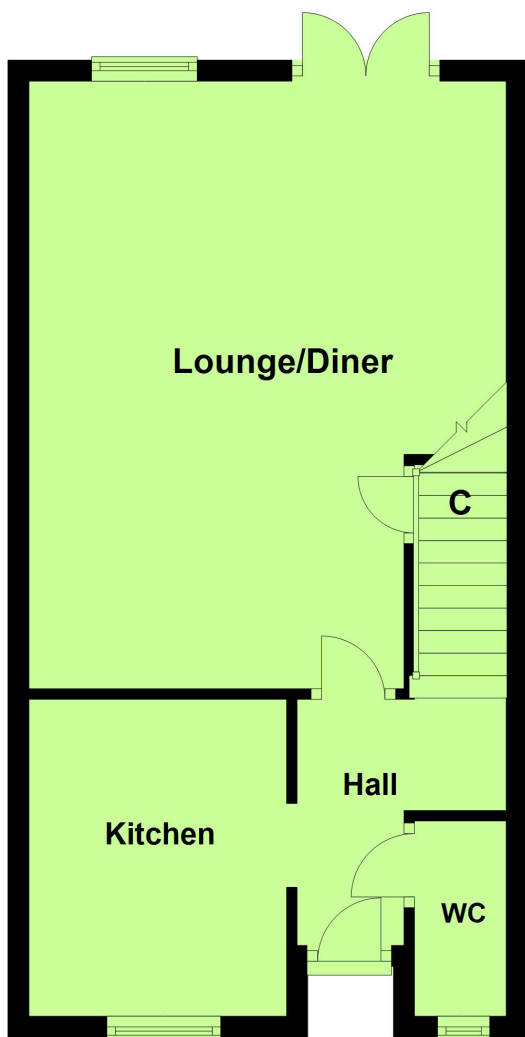
Price **£350,000** Freehold



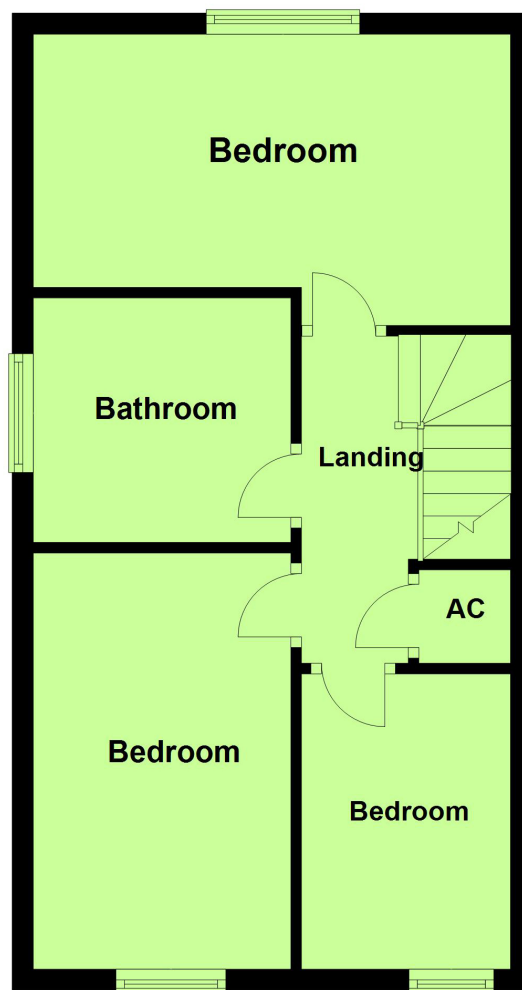
AN EXTREMELY WELL PRESENTED
THREE BEDROOM SEMI DETACHED
FAMILY HOME SET IN A CUL-DE-SAC
LOCATION WITHIN CLOSE PROXIMITY
TO UPTON COUNTRY PARK.



Ground Floor



First Floor



Total area: approx. 79.2 sq. metres (852.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanUp.

* **ENTRANCE HALL**

* **CLOAKROOM 5'6" x 2'5" (1.7m x .76m)**

* **LOUNGE/DINING ROOM 19'6" x 14'7" (MAXIMUM) (5.97m x 4.48m)**

* **KITCHEN 9'8" x 7'8" (2.98m x 2.37m)**

* **STAIRS LEADING TO THE FIRST FLOOR LANDING**

* **BEDROOM ONE 14'8" x 11'1" (4.51m x 3.38m)**

* **BEDROOM TWO 12'8" x 7'9" (3.9m x 2.4m)**

* **BEDROOM THREE 9' x 6'5" (2.74m x 1.98m)**

* **FAMILY BATHROOM**

* **OFF ROAD PARKING**

* **GARAGE IN A BLOCK**

* **REAR GARDEN**

* **GAS FIRED CENTRAL HEATING WITH RADIATORS**

* **DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

The front door leads to the entrance hallway. The ground floor cloakroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, part tiled walls and obscured double glazed window to the front aspect. The spacious lounge/dining room has a built in understairs storage cupboard and double opening patio doors to the southerly facing rear garden. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, integrated oven, microwave and slimline dishwasher, space and plumbing for washing machine, single bowl single drainer stainless steel sink unit with mixer tap, window to the front aspect, part tiled walls and inset spotlighting.

Stairs lead from the entrance hallway to the first floor landing with access to loft space and built in airing cupboard. Bedroom one is to the rear of the property with built in wardrobes. Bedrooms two and three are to the front of the property. The family bathroom comprises bath with wall mounted shower and shower screen, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted heated towel rail, fully tiled walls and extractor fan.

The front of the property allows parking for two vehicles and there is also a garage in a block. The rear garden is laid to patio and artificial lawn, raised shrub and herbaceous borders and timber shed.





DIRECTIONS:

From the double roundabout in Upton proceed along Poole Road towards Upton Country Park and take the second right hand turning into Old Kiln Road.

COUNCIL TAX: Band C Dorset Council (Purbeck).

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1933