

HEARNES

WHERE SERVICE COUNTS

**Uppleby Road, Parkstone
Poole, Dorset, BH12 3DB**



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Freehold Price £375,000

A well-proportioned four bedroom, two reception room family home, set on a corner plot. The property has a light and airy feel throughout and offers a superb 23'3" x 12'6" lounge. The property is located within 500m of local shops on Ashley Road and within easy reach of Branksome Heath School.

- 4 bedroom detached house
- Fantastic 23'3" x 12'6" double aspect family lounge with feature fireplace
- Double glazed conservatory
- 1,405 sq ft of well-presented accommodation
- 25ft x 20ft rear garden
- Well equipped kitchen with white units and complimentary worktops and space for a fridge/freezer and washing machine
- Gas central heating & Swedish hardwood framed single glazed windows

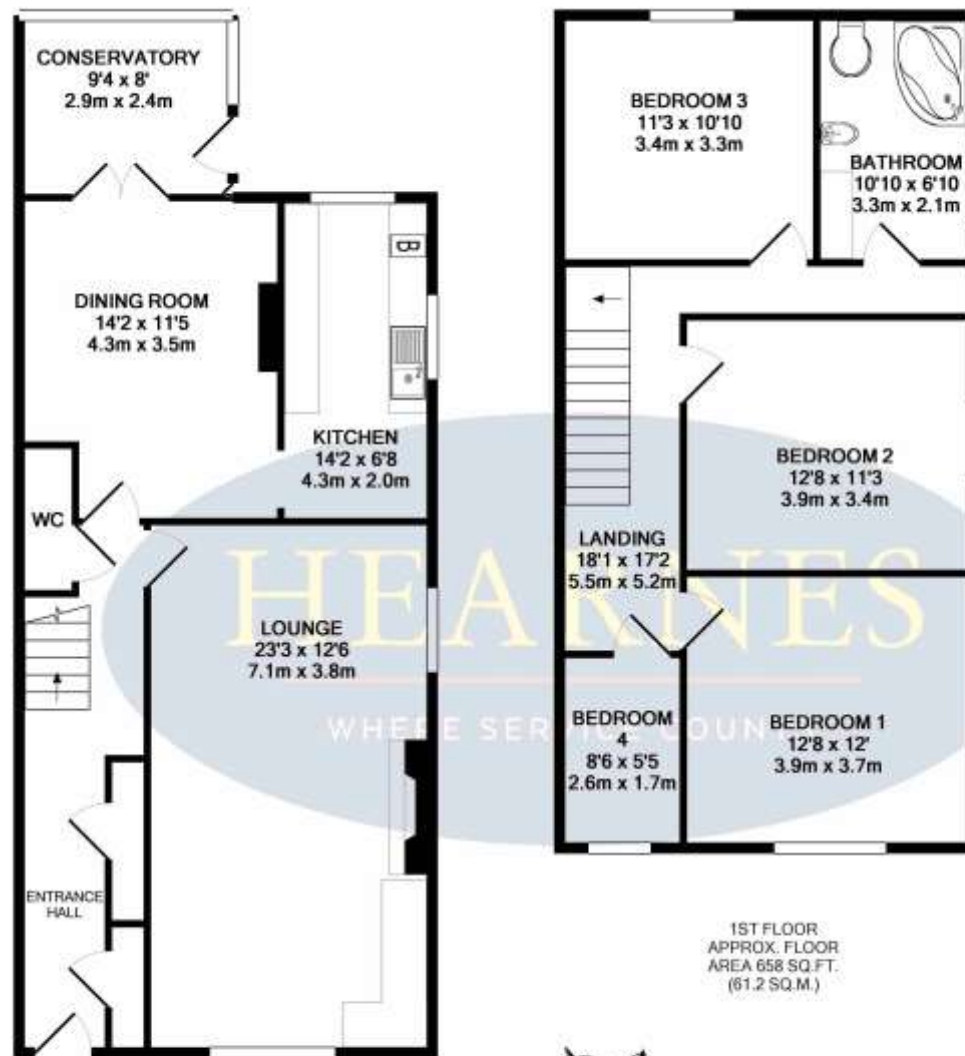
This lovely home is within 500m of the range of shops and restaurants in Ashley Road and just approximately 700m from Waitrose. Poole Town Centre is just over 2 miles away and offers a wide range of shops, restaurants and bars and the famous Poole Quay. Poole Park is just a 1 ½ miles away with a popular boating lake, crazy golf, tennis courts, pitch and putt, cycle track, miniature train ride plus much more. A cafe and a restaurant are situated around the waterside and the park offers an enjoyable family day out with pleasant walks, leisure amenities and parkland areas.

COUNCIL TAX BAND: C

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1405 SQ.FT. (130.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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