



21 Shore Avenue, Upton, Poole BH16 5DY

A three double bedroom terraced family home requiring modernisation set within a cul-de-sac. The property falls within the catchment for popular Upton and Lytchett Minster Schooling and it is nicely positioned a short walk away from Lytchett Bay Nature Reserve.

EPC: TBC **Council Tax Band:** C **Price:** £270,000 Freehold

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Key Features

- TERRACED FAMILY HOME REQUIRING MODERNISATION
- ENTRANCE HALLWAY
- 20ft APPROX LOUNGE/DINING ROOM LEADING OUT TO THE GARDEN
- 19ft APPROX KITCHEN/BREAKFAST ROOM
- THREE DOUBLE BEDROOMS
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- LARGE DRIVEWAY PROVIDING OFF ROAD PARKING & GARAGE
- SHORT WALK TO LYTCHETT BAY NATURE RESERVE
- CUL-DE-SAC
- NO FORWARD CHAIN

The Property

Initially there is a porch area that leads into the entrance hallway. Stairs provide access to the first floor with ample space below to create a storage cupboard. Doors lead off to the generous size lounge/dining room with a sliding patio door leading out onto the garden. The kitchen/breakfast room currently offers plenty of storage units and there is a window overlooking the front and a peninsular breakfast bar.

Upstairs there are three double bedrooms with a fitted wardrobe to the master and a family bathroom with a separate shower cubicle. Next to here is a large airing cupboard currently housing the hot water

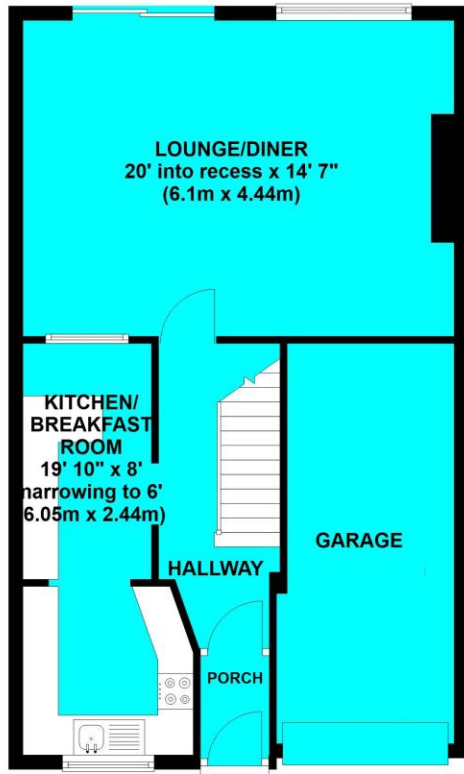
tank and we feel that there is potential to open this space up to create a larger/double shower.

Outside the front driveway offers ample off road parking and this leads up to an integral garage with power and light. The manageable rear garden has a patio area with a section laid to lawn and there is a selection of flowers, plants and mature hedging throughout.

The house is located within a peaceful cul-de-sac with similar properties around. Lytchett Bay Nature Reserve is only a short walk away offering tranquil walks. Upton County House and Hamworthy Park and beach are only a short drive away,

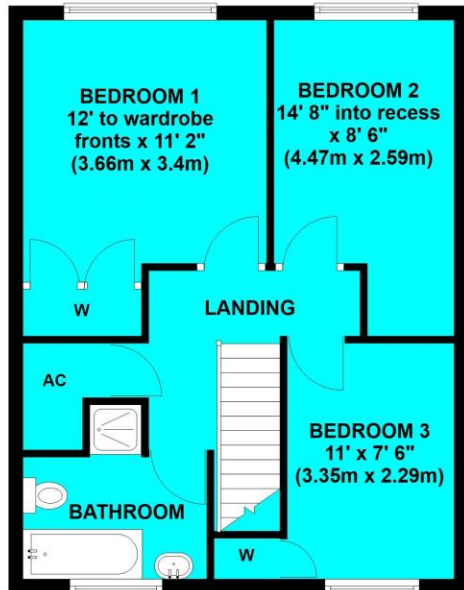
Ground Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 110.4 sq. metres (1187.8 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 and 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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