



3 Egdon Court, Upton, Poole, BH16 5NR

Asking Price **£575,000**

- Three Bedrooms
- Detached Bungalow
- Large Gardens
- Garage
- Central Location
- One Bedroom Annex
- Solar Panels
- Off-Road Parking
- Recently Extended
- Vendor Suited

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This sizeable detached bungalow is tucked away in a quiet cul-de-sac and benefits from a large, private garden and a self contained annex.



Council Tax Band: E



Egdon Court

The main property comprises three good sized bedrooms, living room, recently added sun room, kitchen/dining room, en-suite shower room and a family bathroom. The annex offers a double bedroom, kitchen/dining area, further sunroom and a shower room - it's the perfect space for a dependant relative or a potential income opportunity thanks to it's private entrance.

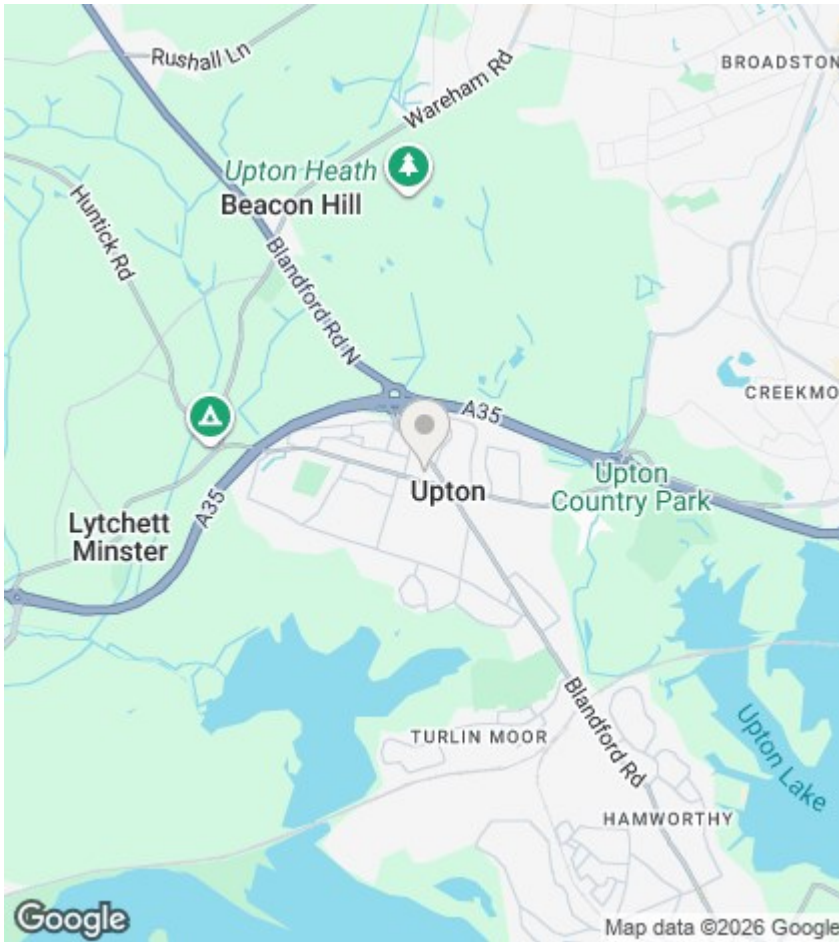
Externally, the property enjoys two garden spaces. The smaller of the two is a low maintenance space which has been paved and laid to artificial grass. The main garden is particularly sizeable and has a useful garden room with power supply (measuring 4x5m), greenhouse and two big sheds. Further benefits include off-road parking, a single garage, gas central heating and UPVC double glazing. The current owners have also added solar panels to the property.

Positioned within a central location, there a number of favoured amenities within walking distance. It's also worth noting that the property is well located to access favoured schooling.

With our vendor suited, we encourage internal viewing at your earliest convenience. To arrange or for more information, please contact our Upton Branch.







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

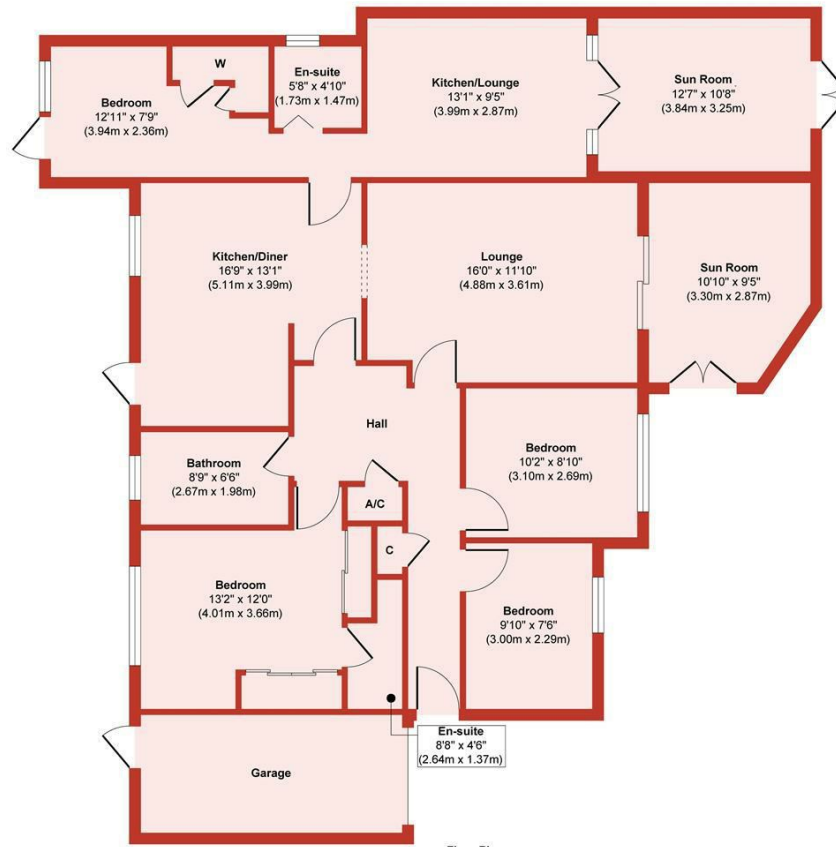
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Egdon Court, Upton



Approx. Gross Internal Floor Area 1409 sq. ft / 130.90 sq. m (Excluding Garage)

Produced by Elements Property