GREYS

ESTATE AGENTS









13 Holcombe Road, Upton, Poole, Dorset, BH16 5LD

Asking Price £340,000

- Two Double Bedrooms
- Huge Potential
- Driveway
- Popular Location
- Loft Room
- Detached Bungalow
- Garage
- Fantastic Rear Garden
- Close to Amenities & Buses
- No Chain!

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
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No Chain! This charming detached bungalow in Upton presents an exciting opportunity for those seeking a comfortable home with significant scope for future enhancement.

2 1 1 E

Council Tax Band: C







Holcombe Road

The property offers well balanced accommodation comprising two generous double bedrooms, a welcoming lounge, kitchen and bathroom. While the interior would now benefit from a degree of modernisation, it has been well cared for over the years and remains clean and tidy throughout, providing an excellent blank canvas for a buyer to refurbish and personalise to their own taste.

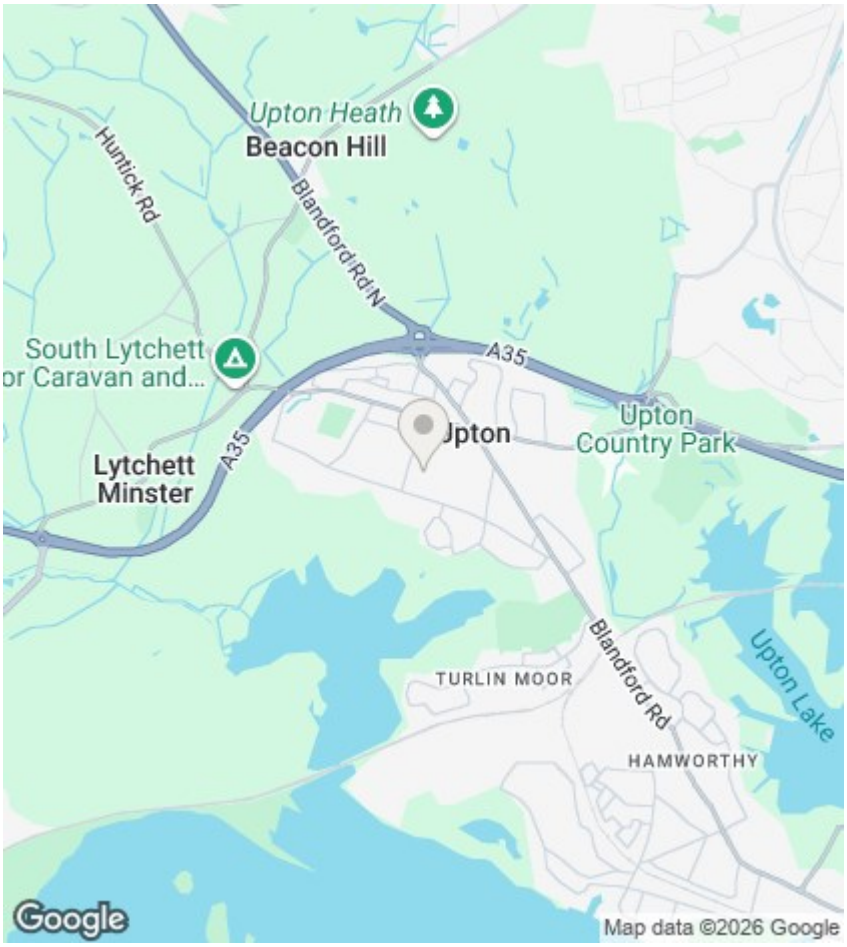
One of the property's most appealing features is the exceptional opportunity to extend and reconfigure, with considerable scope for both a rear and/or side extension and a loft conversion, subject to the necessary planning permissions and building regulations. This makes it an ideal prospect for buyers looking to create a larger family home in a highly desirable location.

Externally, the bungalow enjoys a sizeable rear garden with a favourable southerly aspect, allowing for an abundance of natural sunshine throughout the day. Predominantly laid to lawn, the garden provides excellent space for gardening enthusiasts, outdoor entertaining or family enjoyment, whilst still offering plenty of potential for further landscaping if desired.

To the front, a private driveway provides off road parking and leads to a detached garage, offering additional storage and practicality.

Upton continues to be one of Poole's most sought after residential areas, favoured for its excellent range of local amenities, highly regarded schools and convenient transport links. The beautiful Upton Country Park is nearby, offering acres of parkland, woodland walks and waterfront scenery, while Poole Town Centre, Broadstone and Bournemouth are all easily accessible.

Combining a popular setting, generous outdoor space and outstanding potential to extend and improve, this delightful bungalow represents a rare opportunity for buyers looking to create a home tailored to their own requirements in a highly desirable location. To arrange a viewing, please contact our Upton office.



Agents Note

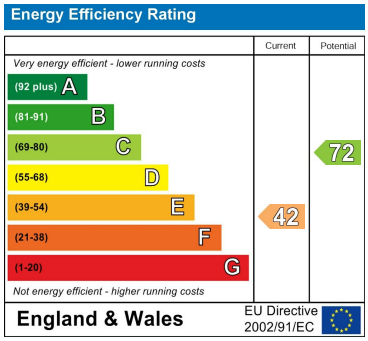
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has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

Viewings

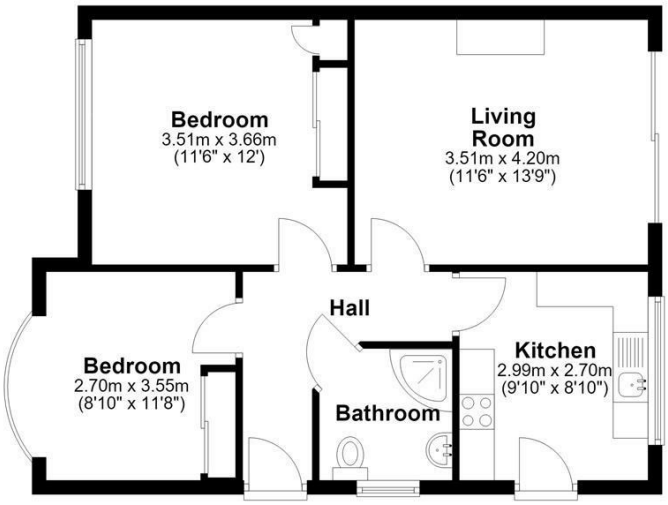
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

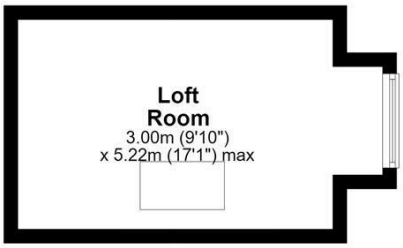
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Ground Floor



First Floor



Total area: approx. 69.3 sq. metres (746.3 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 about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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