

**2 Orchard Gardens, Upton, Poole,  
BH16 5FB**

**£419,950  
Freehold**

---



A spacious and modern cottage style home presented in excellent decorative order and being offered for sale with the benefit of No Forward Chain. The property has gas fired heating with radiators and UPVC double glazing and hardwood veneered internal doors throughout. A particular feature of the house is the large kitchen dining and living space which enjoys an outlook over the southerly facing rear garden. Other features include an en-suite shower room, ground floor cloakroom and off road parking. The property is situated in a convenient location within only a moments walk to local amenities and there is popular schooling for all age groups.

**PILLARED ENTRANCE CANOPY** With lighting, composite front door leads to:

**RECEPTION HALL** Smooth plastered ceiling, window to the front aspect, wood effect laminate flooring, radiator

**CLOAKROOM** Comprising of WC with concealed cistern, wash hand basin with splashback, centre mixer tap and cupboard below, continuation of the flooring from the hall

**LOUNGE** 14' 5" x 10' 4" (4.39m x 3.15m) Smooth plastered ceiling, two bay windows to the side aspect, window to front aspect, radiator, fireplace fitted with a log burner, space for wall mounted TV with TV aerial connection point

**KITCHEN/FAMILY ROOM** 17' 5" x 17' 3" (5.31m x 5.26m) In the kitchen area there is a range of shaker style units with one and a half bowl sink unit and a range of drawers and base storage cupboard below with integrated dishwasher and washing machine, integrated eye level oven and microwave and to the side a fitted fridge/freezer, gas hob with extractor canopy above, central island with breakfast bar, space for sofa and chairs with space for wall mounted TV with TV aerial connection, space for dining table and chairs, radiator, ceramic tiled floor, smooth plastered ceiling, window to side aspect, two pairs of French doors open to the rear garden

**STAIRCASE FROM THE RECEPTION HALL** Leads to:

**GENEROUS FIRST FLOOR GALLERIED LANDING** Smooth plastered ceiling, radiator, built in cupboard with shelving also housing the combination boiler serving the heating and domestic hot water supply

**BEDROOM 1** 15' 2" max x 10' 6" (4.62m x 3.2m) Smooth plastered ceiling, radiator, window overlooking the rear garden, feature wood clad wall with space for TV with TV aerial connection point, built in floor to ceiling mirror fronted wardrobe unit

**EN-SUITE SHOWER ROOM** Walk in double shower cubicle with a glazed shower screen, hand held shower attachment and rain shower shower head, WC with concealed cistern, wash hand basin with drawer below and centre mixer tap, tiled vanity shelf, smooth plastered ceiling with inset downlighting, extractor fan, chrome heated towel rail, electric shaver point, ceramic tiled floor, window

**BEDROOM 2** 10' 6" x 10' 5" (3.2m x 3.18m) Smooth plastered ceiling, window to side aspect, radiator, space for wall mounted TV with TV aerial point

**BEDROOM 3** 10' 6" x 9' 4" (3.2m x 2.84m) Window to front aspect, smooth plastered ceiling, radiator, space for wall mounted TV with TV aerial point



**BATHROOM** Suite comprising of tile enclosed bath with glazed shower screen, centre mixer tap and rain shower shower head, WC with concealed cistern, wash hand basin with centre mixer tap and drawer below, tiled vanity shelf, window, ceramic tiled floor, chrome heated towel rail, electric shaver point, smooth plastered ceiling with inset downlighting and extractor fan

**OUTSIDE - FRONT** To the front of the property there are double opening ranch style gates with adjacent ranch style fencing opening onto a gravel driveway where there is a brick paved parking space and further parking . A side gate gives access to:

**OUTSIDE - REAR** Running across the full width of the property is a paved patio area which then steps onto a artificial lawn with raised sleeper beds stocked with a number of shrubs. To the rear of the garden there is a raised deck with a timber built bar and also within the garden is a metal store and log storage area. The garden is fully enclosed by timber panelled fencing and there is outside lighting.

**COUNCIL TAX BAND 'D'** This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

**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.

**Ref: 14506**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



1st Floor

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk  
 5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk  
 219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk  
 www.wilsonthomas.co.uk