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EST. 1985

**51 Heights Road, Upton, Poole, BH16 5QS**  
Guide Price £300,000



## 51 Heights Road

Upton, Poole

A charming family home tucked away in a quiet and desirable location in Upton, offered for sale with no onward chain.

The ground floor features a welcoming entrance hallway, a comfortable lounge, a separate dining room, a bright conservatory and a well-appointed kitchen. Upstairs, there are two generous double bedrooms, a good-sized single bedroom and a family bathroom.

Outside, the property boasts a delightful rear garden and the added benefit of off-road parking, making it an ideal home for families or downsizers alike.

Upton is a popular and well-established residential area, ideally positioned between Poole and Wimborne.

It offers a strong sense of community with a range of local shops, schools and amenities nearby, as well as excellent access to Upton Country Park with its beautiful open spaces, woodland walks and historic house.

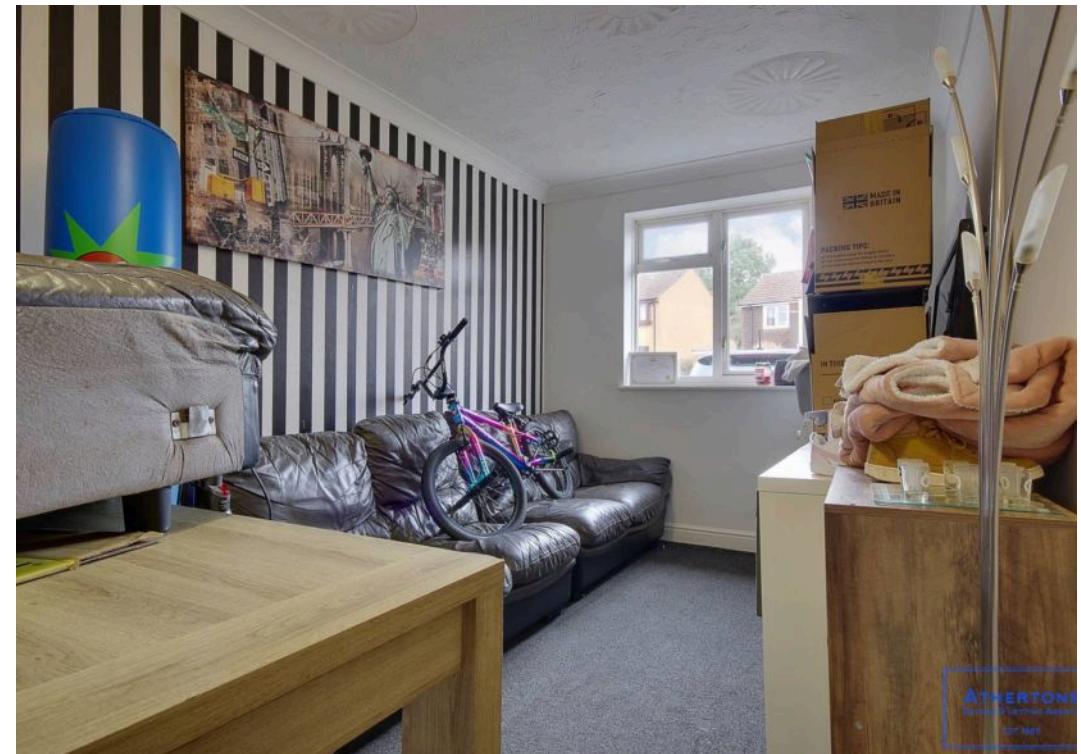
The area is well-served by transport links, including nearby road connections and rail services from Poole, making it ideal for commuters, families, and those seeking a convenient yet peaceful place to live.

Council Tax band: C

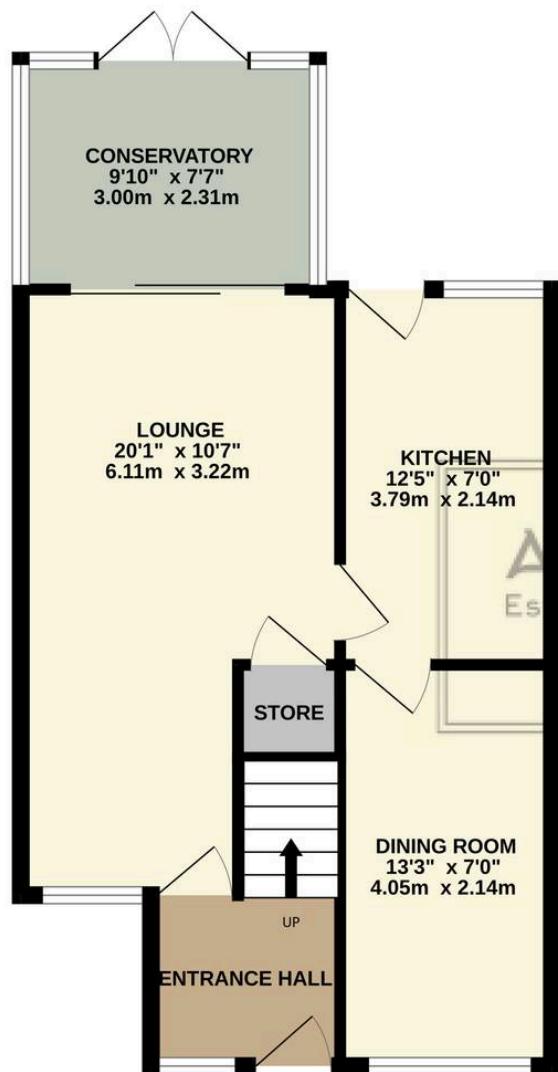
Tenure: Freehold

EPC Energy Efficiency Rating: C

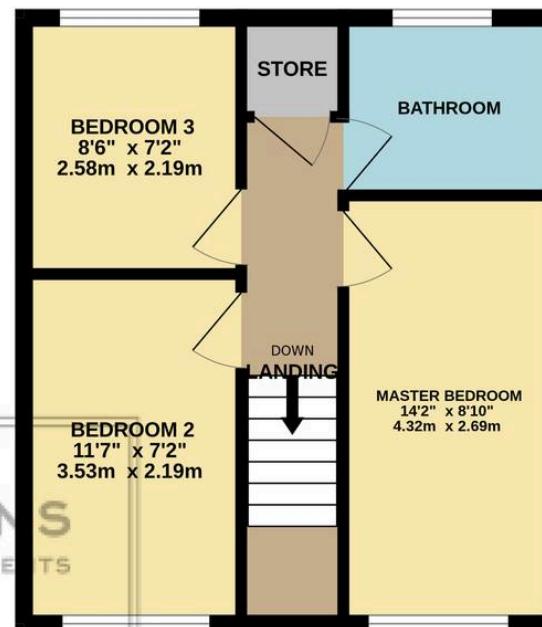




GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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