

Guide Price £280,000 | 2 Bedrooms.



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# What it's got.

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A beautifully presented, character mid-terrace house located close to Ashley Road and a short walk to Ashley Cross.

The property backs onto Uppleby road play park and offers a spacious, stunning lounge/dining room, separate fitted kitchen and a conservatory which leads onto a very large west facing rear garden, perfect for hosting garden parties.

Upstairs the property benefits two double bedrooms, with a large family bathroom offering a freestanding double ended bath and large separate shower. A staircase leads to a well presented loft room, with Velux windows overlooking the park at the rear. Viewings are highly recommended to appreciate the overall accommodation the property has to offer.





## What the owner says.

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“We bought this as our first home together nearly 5 years ago. It was a perfect first home for us, just some decor was needed so we could update to suit us. The garden was also very low maintenance which suited our busy lifestyles.

It was a perfect location for us! I work at RNLI in Poole and Tom works at JP Morgan in Bournemouth. I loved being so close to Ashley Cross bars and really near beaches at Sandbanks. Being just off Ashley Road has been amazing and walking distance to Waitrose has been a great help. Also the bus stops have been so handy since having a baby and I can hop on and easily get to Bournemouth or Poole within 10 mins.

I will be so sad to move from Uppleby as it was our first home together and I have loved living here. I will miss our BBQs with friends drinking Pimms on the large decking area in the summers! The property is so spacious so will miss having guests over to stay in the lovely loft room. One of the favourite features for my husband was the open fire so we will definitely miss having cosy fires in the lounge throughout the winter!”

## Where it is.

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Situated in a highly popular residential area, just a short walk to local amenities, school and playing fields. The main Ashley Road offers an array of shopping facilities with Waitrose, Co-op, bakeries, banks and much much more. You are only a short drive to Poole and Bournemouth town centres.

# 13 Uppleby Road, Parkstone, Poole, BH12 3DB



TOTAL APPROX. FLOOR AREA 102.9 SQ.M. (1108 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Technical bits.

- Freehold
- Council tax band - C
- Energy rating - D
- Approx 1107 sq ft
- Two double bedrooms
- Loft Room
- Close to amenities
- Ideal first home

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