



Fossil Cottage, 1b Marsh Lane, Upton, Poole, Dorset, BH16 5NH

Asking Price **£500,000**

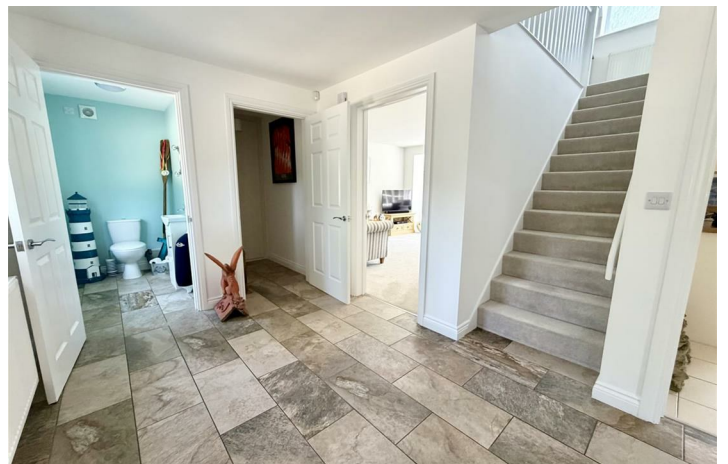
- Three Bedrooms
- Built in 2016
- Integral Garage
- Quiet Location
- UPVC Double Glazing
- Detached Family Home
- Character Features
- Ample Off-Road Parking
- Gas Central Heating
- Vendor Suited!

# 1b Marsh Lane, Poole BH16 5NH

Constructed in 2016, this aesthetically pleasing detached home occupies a set back position in a sought after lane in the west of Upton. VENDOR SUITED!



Council Tax Band: E



### Fossil Cottage

You enter the property into the spacious entrance hallway which then has doors to all ground floor accommodation. The living room is a generous & bright space, ideal for a relaxing at the end of a day. The kitchen/breakfast room has a host of tasteful shaker style units and is complemented by a separate dining room. There is also a useful downstairs toilet. Upstairs, there are three good sized bedrooms. The principle room is served by a well finished en-suite shower room, whilst the others have use of the family bathroom.

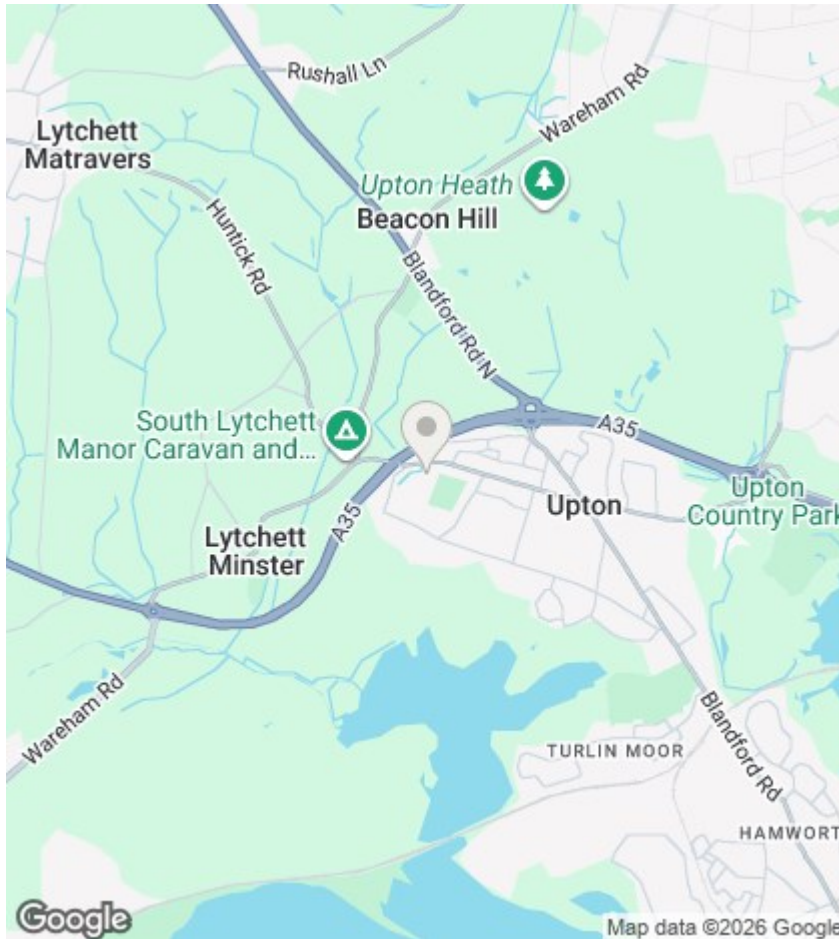
The rear garden is majority laid to lawn with a stunning patio area that's recently been laid, ideal for al-fresco living. Further benefits include a driveway, integral garage, UPVC double glazing and gas central heating.

With the property being built in 2016, it strikes the perfect balance between the conveniences of owning a modern home but still maintains a characterful feeling throughout. Also, situated in the West of Upton, the home is ideally located in order to access a host of favoured amenities - this includes favoured schooling for all ages being within walking distance.

With our vendor suited, we encourage internal viewing at your earliest convenience in order to appreciate what this property offers. To arrange, please call 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.

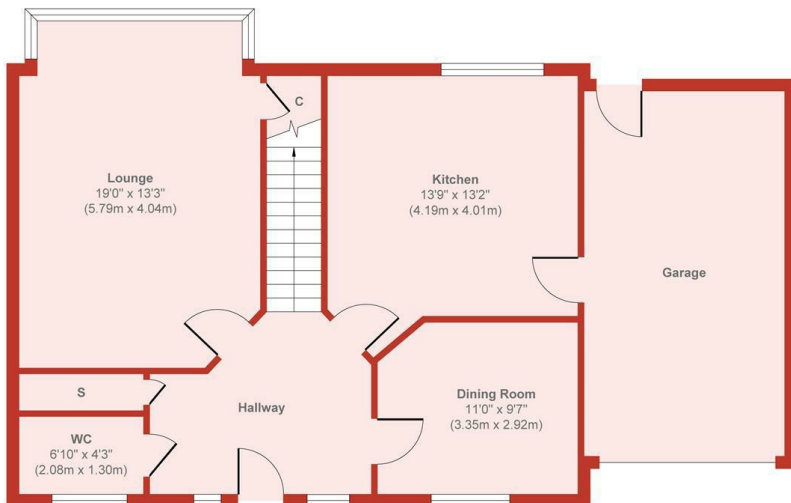
## Viewings

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

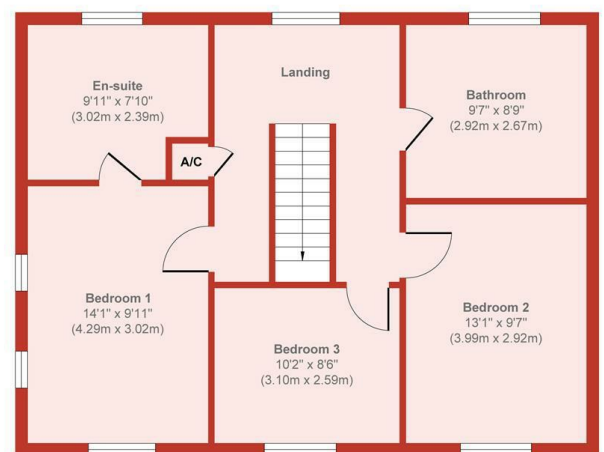
## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Marsh Lane, Upton



Ground Floor  
Approximate Floor Area  
736 sq. ft  
(68.37 sq. m)



First Floor  
Approximate Floor Area  
702 sq. ft  
(65.21 sq. m)

Approx. Gross Internal Floor Area 1438 sq. ft / 133.58 sq. m (Excluding Garage)

Produced by Elements Property