



68 Uplands Road

newstead
ESTATE & LETTING AGENTS

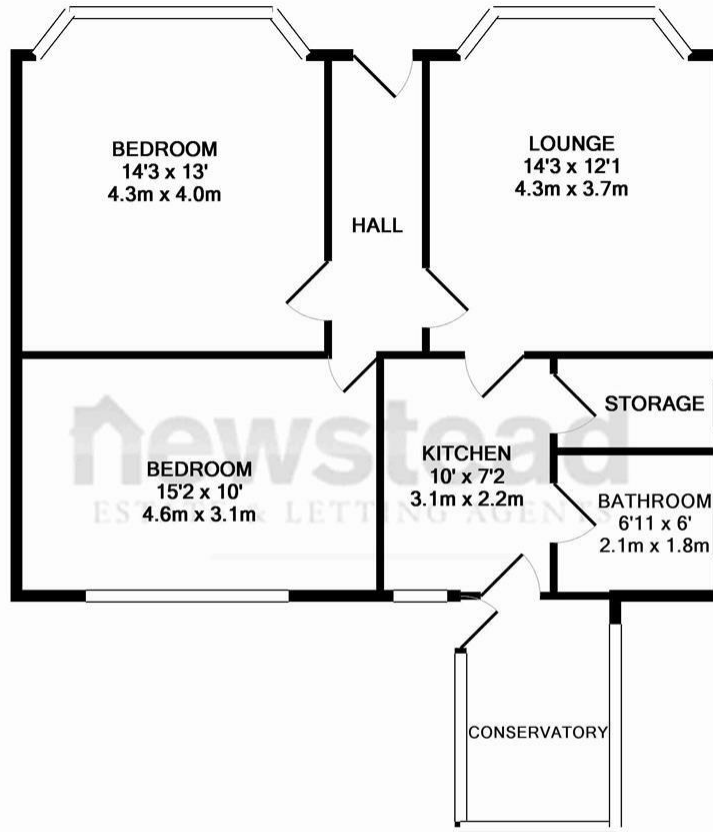
68 Uplands Road, Bournemouth, Dorset, BH8 9SS

The property consists of two double bedrooms and a large lounge/diner, sizable kitchen and a family sized bathroom. To the rear of the property you have a large south facing garden. The property offers huge potential and could possibly be extended STPP.

The Property is located in the sought after BH8, Lower Charminster area superbly located in the sought after Uplands Road, fantastic location for families with an abundance of primary and secondary public and grammar schools, specifically Bournemouth Grammar just a short walk away. Also within walking distance of castle lane and its plethora of local shops, supermarkets, amenities and bus routes along with local and national transport links in and of Bournemouth via the Wessex way.







TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.7 SQ.M.)

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
Made with Metropix ©2015

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

122-124 Castle Lane West,
Bournemouth, Dorset, BH9 3JU
Tel: 01202 430 108
E: info@newsteadproperty.co.uk
www.newsteadproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

newstead
ESTATE & LETTING AGENTS