



## Bridle Close, Upton, Poole, Dorset, BH16 5SU

Guide price £295,000

UPTON, £295,000 FREEHOLD. New to the market is this well presented semi detached house located in Bridle Close, Upton. Downstairs comprises an entrance lobby, lounge and kitchen breakfast room with white fitted kitchen. Two double bedrooms and a modern bathroom on the first floor. A feature of this home is a good sized conservatory with wood laminate flooring. Cottage style rear garden with patio areas, lawn and raised wooden borders. Side access pathway to the front of the property. Driveway parking for two cars. It has gas central heating on a combi boiler and double glazing throughout. Council tax band is C. This home is being offered with NO FORWARD CHAIN and would be an ideal FIRST TIME BUY.



# Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

## FRONT GARDEN

The front garden is easy maintenance with pathway and slate shingle border. Drive parking for two cars to the side, which then leads to a wooden gate into the rear garden.

## ENTRANCE PORCH

Double glazed door leading into the entrance porch. White ceiling, papered and emulsion painted walls and tiled flooring. Double glazed window to side aspect. Ceiling lighting. Door leading into the lounge.

## LOUNGE

Lounge reception room with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Stairs to landing. Double glazed window overlooking the front garden. Light switch, plug sockets and TV socket. Two wooden doors with glass panels leading from the lounge into the dining area.

## DINING AREA

White ceiling, emulsion painted walls and wood effect laminate flooring. Ceiling lighting. Light switch and plug sockets. Radiator. Opening up into kitchen and conservatory.

## KITCHEN

Archway leading into this modern fitted kitchen with white ceiling, emulsion painted walls and laminate grey flooring. A range of white fitted units with laminate worktops. Space and plumbing for washing machine, space for fridge freezer. Stainless steel sink with drainer and tap. Double glazed window overlooking rear courtyard area. Ceiling lighting. Plug sockets and fuse switches. Four ring hob, electric oven and extractor fan.

## CONSERVATORY

A feature of this property is the conservatory overlooking the rear garden. It has double glazed windows with white shelf ledges and glass ceiling. Continuation of the laminate wood coloured flooring. Two double glazed patio doors opening out into the rear garden. Light switch, ceiling lighting and plug sockets.

## REAR GARDEN

Cottage style rear garden with lawn area and raised wooden borders. Patio to the rear of the kitchen area and back of the garden with pathway to the side of the property. Wooden fencing borders. Established plants and trees.

## STAIRS AND LANDING AREA

Leading from the lounge, with stairs to the first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. White painted spindles and hand rail. Doors to all first floor rooms.

## BEDROOM ONE (REAR FACING DOUBLE)

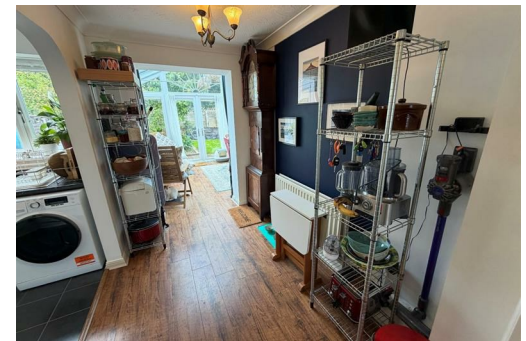
Door leading into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Built in mirror fronted wardrobes with shelving and rails inside. Double glazed window overlooking rear garden aspect. Radiator. Light switch and plug sockets.

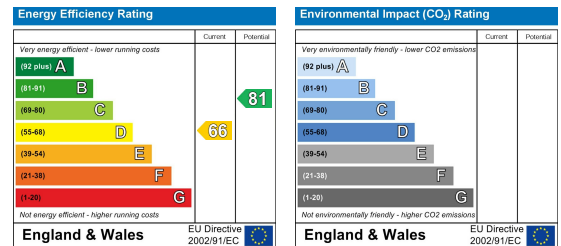
## BEDROOM TWO (DOUBLE FRONT FACING)

Door leading into this double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted carpet. Double glazed window overlooking the front garden. Radiator. Recess area for wardrobe. Built in cupboard with shelving inside and wall mounted Vaillant boiler. Light switch, plug sockets. Ceiling lighting.

## BATHROOM

Door leading into this modern style bathroom. White ceiling, fully tiled walls with decorative border tiles and fitted lino flooring. Double glazed window to side aspect. Radiator. White bath with side panel, chrome effect fitted taps and shower over bath, fitted shower screen. White wc with seat, lid and cistern. White sink with base vanity drawers and metal fittings.





## Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD