



Ash Close, Upton, Poole, Dorset, BH16 5QE

Asking price £293,000

Introducing For Sale at £293,000, this Semi- Detached property in the sought-after location of Upton, Poole. Boasting a lounge with patio doors to garden, a kitchen breakfast room, three bedrooms and a family bathroom, this home offers comfortable living accommodation. The added benefit of a garage provides parking or outside storage space.

Situated in Upton, residents can enjoy the close proximity to a range of amenities. Poole town centre is just a short drive away, offering a variety of shops, restaurants, and leisure facilities. Nature enthusiasts will appreciate the close proximity to Upton Country Park, perfect for exploring the outdoors. It is also an excellent location for the nearby schools.

Don't miss out on the opportunity to view this property and make it your new home. Contact us today to arrange a viewing. Council tax Band C. NO FORWARD CHAIN.



Thacker & Revitt

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FRONT GARDEN

The front garden has a low brick wall and is easy maintainain laid to lawn. Pathway leading to the fornt door and porch.

PORCH

5'6" x 3'7" (1.68 x 1.10)

Upvc double glazed door and glass panels leading into the porch. Inner front door leading to entrance hall.

ENTRANCE HALL

13'11" x 6'6" (4.26 x 1.99)

Leading in from the fornt door into the entrance hall with white painted artex ceiling, emulsion walls and fitted carpet. Light switches. There are two built in cupboards for storage. Doors to all ground floor rooms. Ceiling lighting. Radiator.

CLOAKROOM

5'11" x 2'10" (1.81 x 0.87)

Door leading into this down stairs cloakroom with white ceiling, part emulsion apinted walls and part tiled walls. Lino flooring. Upvc double glazed window. Radiator. White sink with base vanity and chrome effect fittings. White wc with seat and lid and cistern flush. Ceiling lighting.

KITCHEN BREAKFAST ROOM

13'9" x 9'10" (4.21 x 3.02)

Door leading into this fitted kitchen breakfast room with white ceiling, tiled and papered walls and fitted flooring. A range of fitted wall, base and drawer units. Laminate worktops. Space and plumbing for washing machine.

LOUNGE

16'2" x 10'1" (4.93 x 3.09)

Door leading into the lounge with rear facing aspect. White ceiling, papered and emulsion walls and fitted carpet. Ceiling lighting. Radiator. Upvc double glazed window to rear aspect. Double glazed sliding patio doors to rear garden. Light switch, Plug sockets nad TV socket.

REAR GARDEN

21'3" x 20'4" (6.50 x 6.21)

The sunny aspect rear garden has patio area and shingle and plant borders. Wooden gate to side aspect leading to garage in block.

STAIRS AND LANDING AREA

9'10" x 6'2" (3.02 x 1.89)

Leading from the hall with stairs to landing area and first floor. Emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Cupboard with door and storage inside. Ceiling loft hatch. Doors to all first floor rooms.

BEDROOM ONE (DOUBLE REAR)

11'10" x 8'11" (3.63 x 2.74)

Door leading into the double bedroom with rear facing aspect. White ceiling and emulsion and papered walls with fitted carpet. Light switch and plug sockets. Upvc double glazed window overlooking rear garden. Ceiling lighting. Radiator.

BEDROOM TWO (DOUBLE FRONT)

12'5" x 9'6" (3.81 x 2.91)

Door leading into this double bedroom with front facing aspect. White ceiling, papered/ emulsion walls and fitted carpet. Upvc double glazed window overlooking the front garden. Radiator. Light switch and plug sockets. Ceiling lighting.

BEDROOM THREE (SINGLE REAR)

7'5" x 6'10" (2.27 x 2.09)

Door leading into this single bedroom with rear facing aspect. White ceiling, emulsion papered walls and fitted carpet. Light switch and plug sockets. Upvc double glazed window with rear facing aspect. Radiator.

BATHROOM

6'4" x 6'2" (1.94 x 1.88)

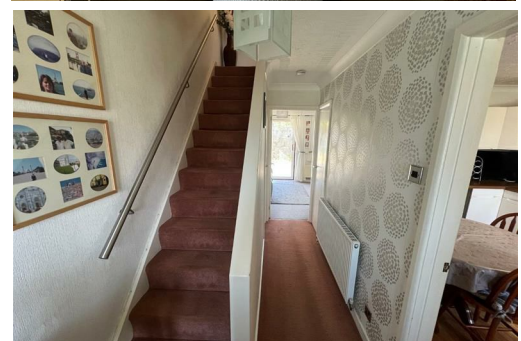
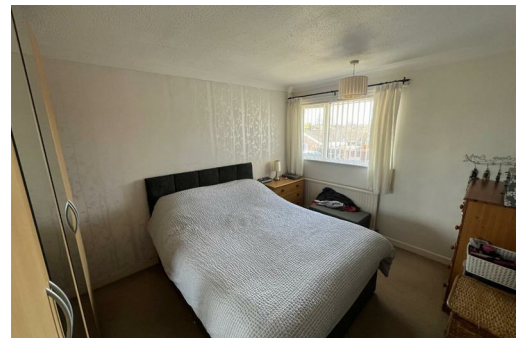
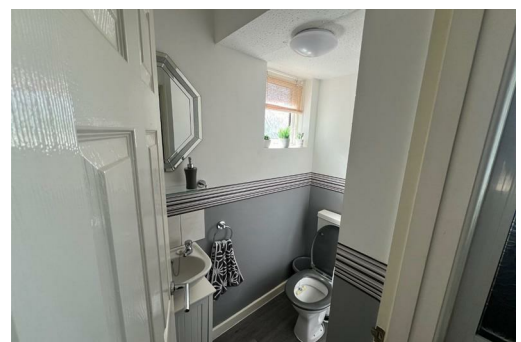
Door leading into this modern bathroom with white suite. Bath with chrome effect fittings and electric shower over the bath. White wc with seat and lid and cistern. White sink with chrome effect fititngs and pedestal. White ceiling, part emulsion and part tiled walls. The bathroom is grey and white and modern. Upvc double glazed window. Radiator.

GARAGE

There is a single garage located in nearby block with up and over door.

FREEHOLD

The property is "FREEHOLD" and is being offered with "NO FORWARD CHAIN".



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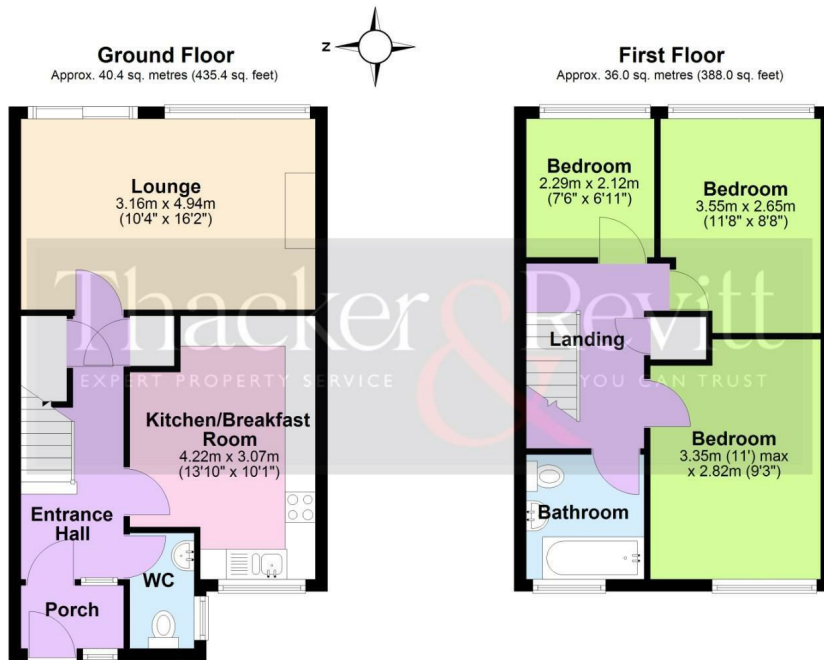
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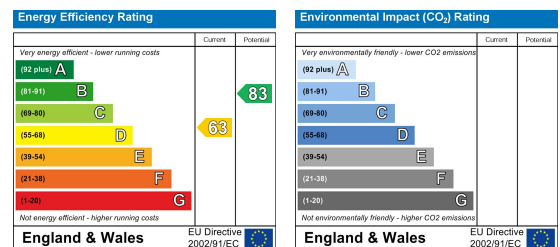
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Total area: approx. 76.5 sq. metres (823.4 sq. feet)



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