



18 Dacombe Close, Upton, Poole, Dorset, BH16 5JR

Asking Price **£335,000**

- Three Bedrooms
- Integral Garage
- Large Rear Garden
- Downstairs Toilet
- Upton & Lytchett Minster Schools
- Semi Detached House
- Driveway
- Gas Central Heating
- Spacious Throughout
- Must Be Seen!

18 Dacombe Close, Poole BH16 5JR

We are delighted to offer for sale this thoroughly spacious semi detached house with large rear garden situated in a popular road in Upton.



Council Tax Band: C



Dacombe Close

The generous accommodation briefly comprises; three larger than average bedrooms, lounge, conservatory, kitchen/dining room, family bathroom and downstairs toilet.

The property has many benefits with the biggest attraction being the large rear garden not regularly seen with similar style homes in the area. Other features include; gas central heating, double glazing, integral garage, driveway, fantastic room sizes throughout, fitted wardrobes in bedroom one an enclosed entrance porch to name only a few.

The property is situated close to local amenities, bus routes and falls directly into favoured school catchment for Upton and Lytchett Minster Comprehensive. For more information, or to arrange a viewing, please contact our Upton branch at your earliest convenience to avoid disappointment.

Lounge

15'10" x 10'10" (4.83m x 3.30m)

Kitchen Area

15'10" x 6'6" (4.83m x 1.98m)

Dining Area

11'7" x 9'5" (3.53m x 2.87m)

Conservatory

10' x 9'5" (3.05m x 2.87m)

Bedroom One

15'3" 11'1" (4.65m 3.38m)

Bedroom Two

12' x 10'11" (3.66m x 3.33m)

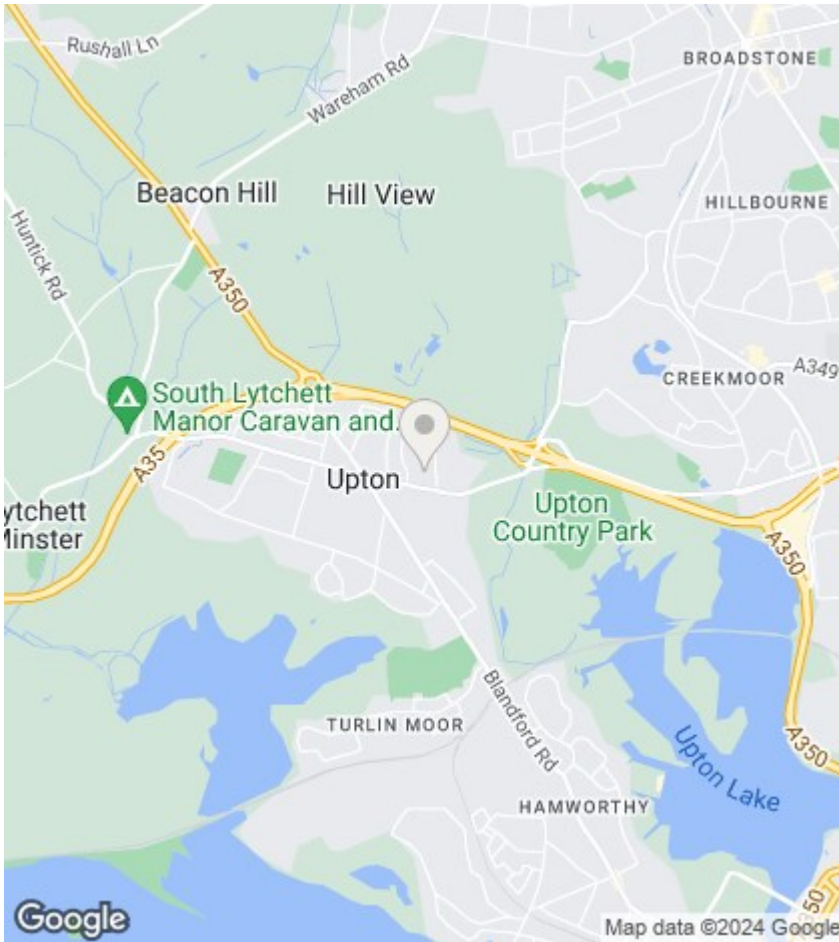
Bedroom Three

12'2 x 6'3" (3.71m x 1.91m)

Bathroom

Integral Garage

16'1" x 7'3" (4.90m x 2.21m)



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accepting responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.6 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 686006). Plan produced using PlanUp.