



2 Llewelin Close, Upton, Poole, Dorset, BH16 5QY

Asking Price £290,000

- Three Bedrooms
- Off-Road Parking
- Southerly Aspect Rear Garden
- Lounge with Feature Fireplace
- Close to Upton Heath
- Terraced House
- Single Garage with Power
- Cul-de-Sac Location
- UPVC Double Glazing
- Vendor Suited

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VENDOR SUITED! A spacious, terraced house situated within a popular residential cul-de-sac. Both the Country Park & Heathland are just a short walk away!



Council Tax Band: C



Llewelin Close

The property comprises three bedrooms, lounge with feature marble fireplace, separate kitchen and four piece bathroom.

Further benefits include off-road parking for two cars, single garage, southerly facing rear garden, UPVC double glazed windows and recently replaced immersion tank. The property is currently heated by electric storage heaters with an afternoon boost however, the installation of gas central heating (by your chosen registered gas safe engineer) is possible as there is gas in the road.

Being that the property is located within easy reach of favoured schooling and an array of popular local amenities; we believe it would make a great family home or first time purchase. To arrange a viewing, or for more information, please call our Upton office at your earliest convenience.

Lounge/Dining Room

19'11" x 10'06" (6.07m x 3.20m)

Kitchen

10'00" x 7'09" (3.05m x 2.36m)

Bedroom One

12'05" x 7'08" (3.78m x 2.34m)

Bedroom Two

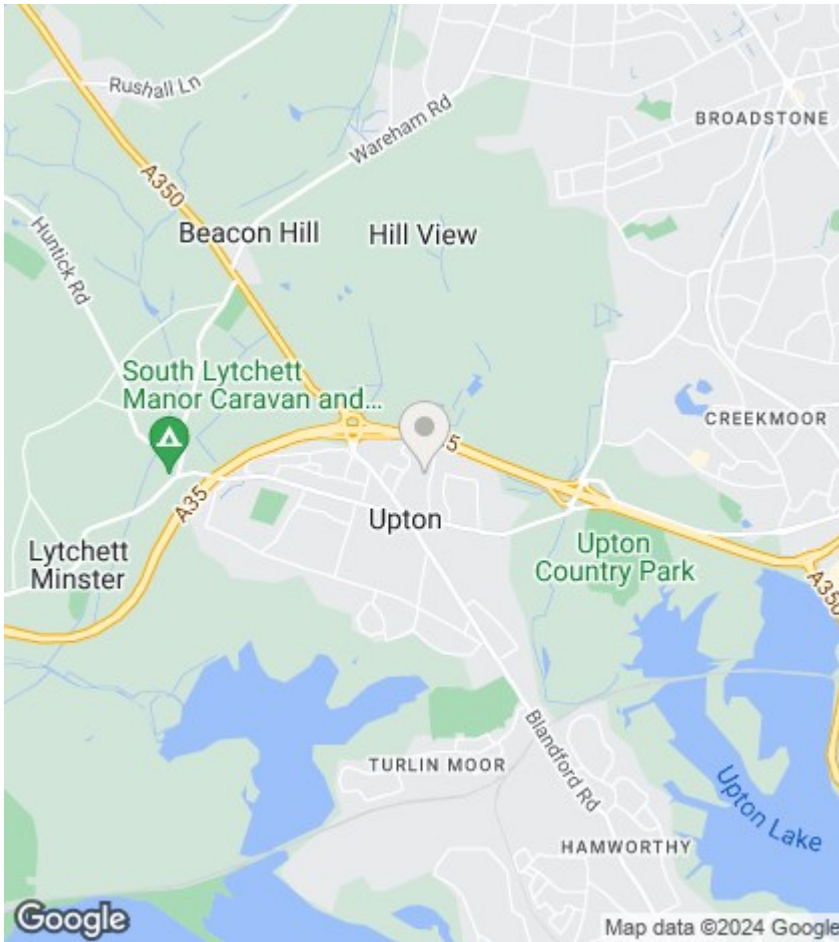
12'05" x 7'11" (3.78m x 2.41m)

Bedroom Three

7'07" x 7'02" (2.31m x 2.18m)

Bathroom

7'11" x 7'02" (2.41m x 2.18m)



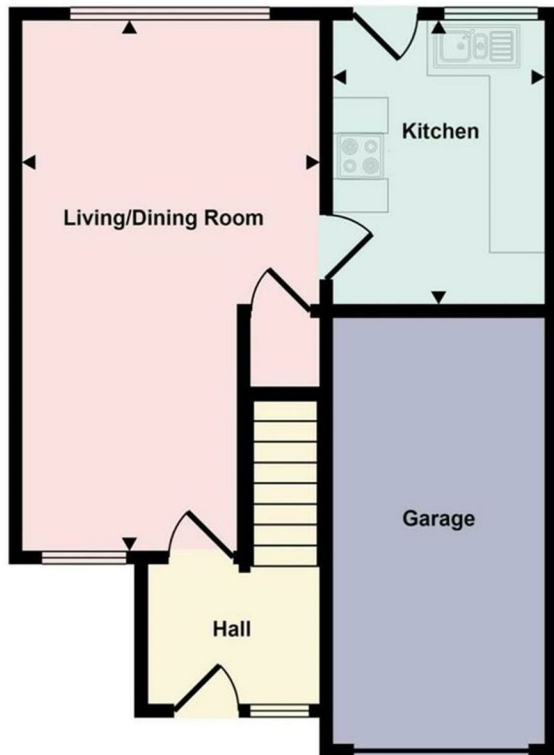
Directions

Viewings

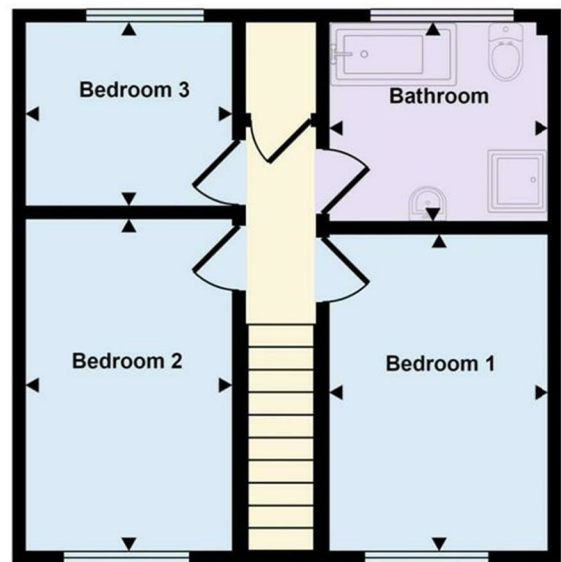
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	



Ground Floor



First Floor