



20 Hop Close, Upton, Poole, BH16 5RG

Asking Price **£325,000**

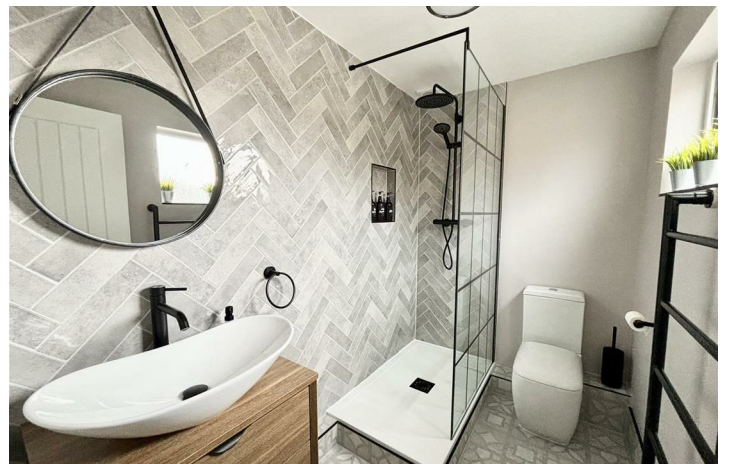
- Semi-Detached House
- Well Presented Throughout
- Driveway & Garage
- Boiler with Hive Thermostat
- Close to Lytchett Bay
- Two Double Bedrooms
- Favoured Development
- Various Recent Updates
- Pleasant Rear Garden
- Internal Viewing a Must!

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A mostly refurbished semi-detached house with a lovely rear garden, garage and off-road parking. Positioned close to open green spaces & dog walks through Lytchett Bay Nature Reserve.



Council Tax Band: C



Hop Close

The immaculate accommodation comprises two double bedrooms both with inbuilt wardrobes, lounge/dining room with stylish media wall, separate kitchen and recently replaced shower room.

The rear garden has undergone a recent overhaul to include a Sandstone Patio and re-laid turf; all of which is enclosed by brick walling and fencing. Other recent and notable changes to the property include: a modern Worcester Boiler with Hive Thermostat, new solid internal doors with black hardware, creation of a useful work space, new carpets throughout, new radiators, a new garage door and finally an attractive composite front door.

Frenchs Farm is a hugely sought after development and offers easy access to the local beauty spot of Lytchett Bay Nature Reserve. Favoured local schooling for all age groups is also within easy reach!

In our opinion, this property has to be viewed internally in order to appreciate what is on offer. To arrange a viewing, or for more information, please contact our Upton Branch.

Kitchen

9'01" x 7'07" (2.77m x 2.31m)

Lounge/Dining Room

16'01" x 13'11" (4.90m x 4.24m)

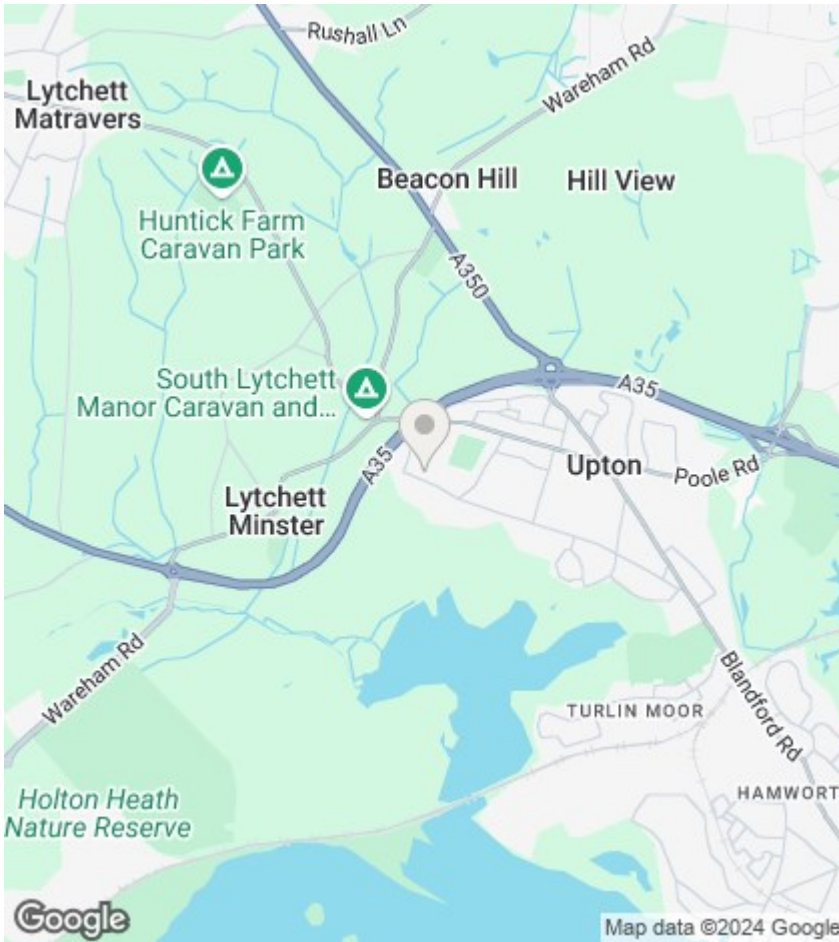
Bedroom One

11'08" x 11'07" (3.56m x 3.53m)

Bedroom Two

11'01" x 8'09" (3.38m x 2.67m)

Shower Room



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			86
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

