



6 Yarrells Close, Upton, Poole, Dorset, BH16 5EZ

Asking Price £300,000

- Semi-Detached Bungalow
- Cul-de-Sac Location
- Off-Road Parking
- Close to Bus Routes
- UPVC Double Glazing
- Three Bedrooms
- Detached Garage
- Low Maintenance Garden
- Gas Central Heating
- No Forward Chain!

6 Yarrells Close, Poole BH16 5EZ

This spacious semi-detached bungalow is nestled within a quiet residential cul-de-sac. Offered for sale with no forward chain and benefitting from a detached garage & off-road parking.



Council Tax Band: D



Yarrells Close

The property comprises three good sized bedrooms, lounge/dining room with bay window, kitchen, bathroom and separate toilet.

Further benefits include a low maintenance rear garden, off-road parking, detached garage with electric roller door, additional outhouse, gas central heating fired by an updated boiler and UPVC double glazing.

The property finds itself at the head of a quiet and most sought after cul-de-sac that's just a short walk from favoured local amenities and frequent bus routes.

In our opinion, internal viewing is a must in order to appreciate what this home has to offer. To arrange, or for more information, please call our Upton Branch at your earliest convenience!

Lounge/Dining Room

19'10" x 11'02" (6.05m x 3.40m)

Kitchen

10'00" x 7'10" max (3.05m x 2.39m max)

Bedroom One

12'03" x 11'02" (3.73m x 3.40m)

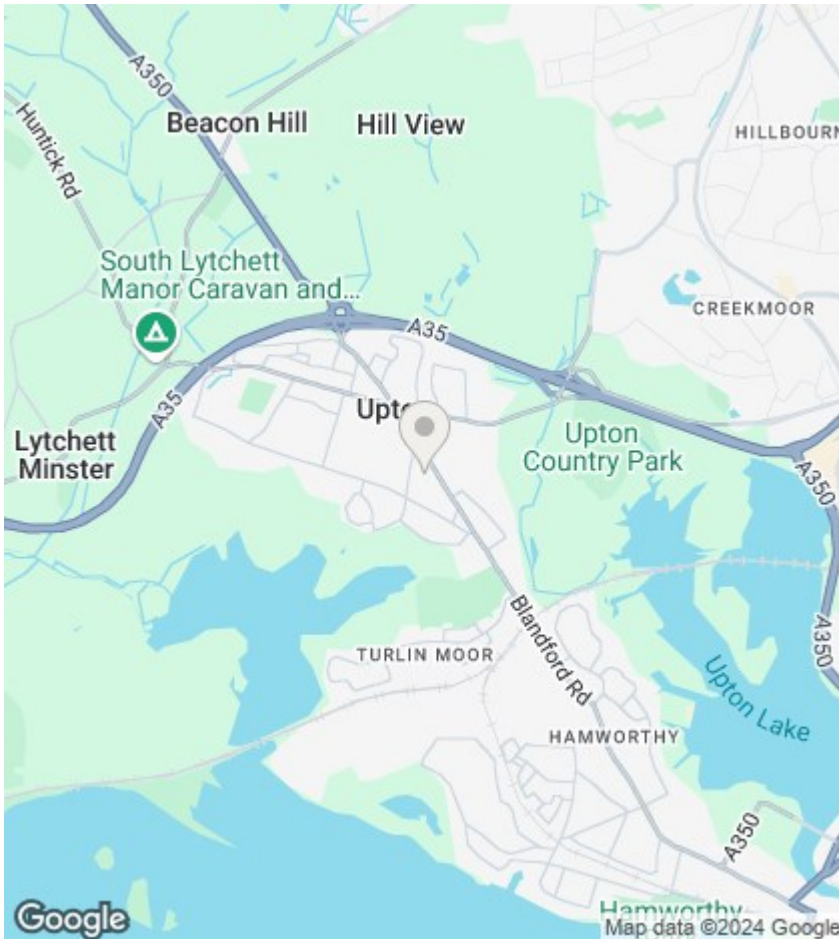
Bedroom Two

10'02" x 9'02" max (3.10m x 2.79m max)

Bedroom Three

10'00" x 8'04" (3.05m x 2.54m)

Bathroom & Separate Toilet



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

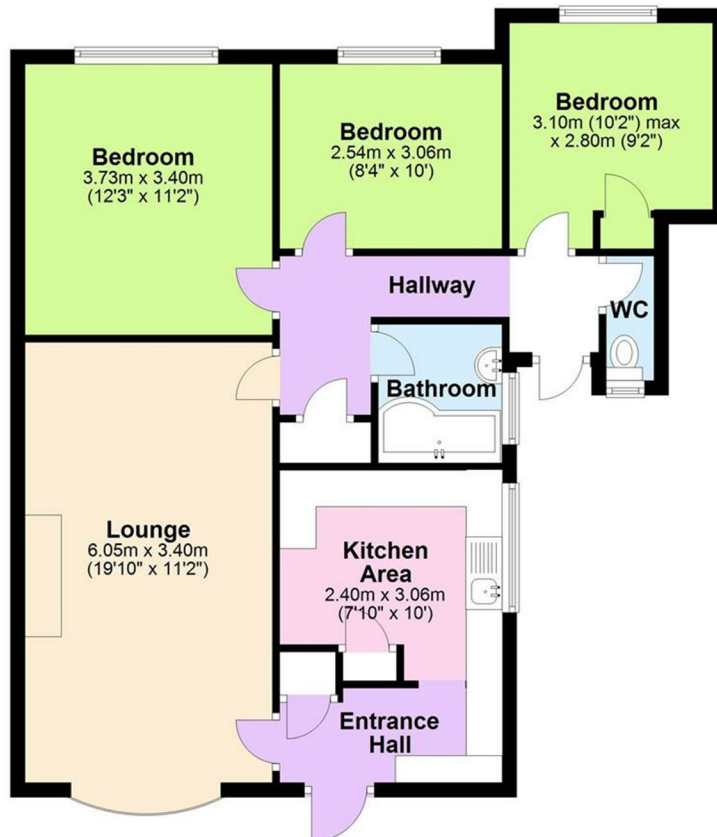
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 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