



5 Cedar Close, Upton, Poole, Dorset, BH16 5QF

**Asking Price £369,950**

- Two Double Bedrooms
- Garage & Driveway
- Popular Position
- Beautiful Throughout
- Gas Central Heating & Double Glazed
- Detached Bungalow
- Cul-De-Sac Location
- Charming Summer House
- Modern Bathroom
- No Forward Chain

# 5 Cedar Close, Poole BH16 5QF

NO FORWARD CHAIN. A superb, bright and beautifully presented detached bungalow situated within a cul-de-sac in the popular 'Beacon Park' area of Upton, just a few miles west of Poole.



Council Tax Band: D



## Cedar Close

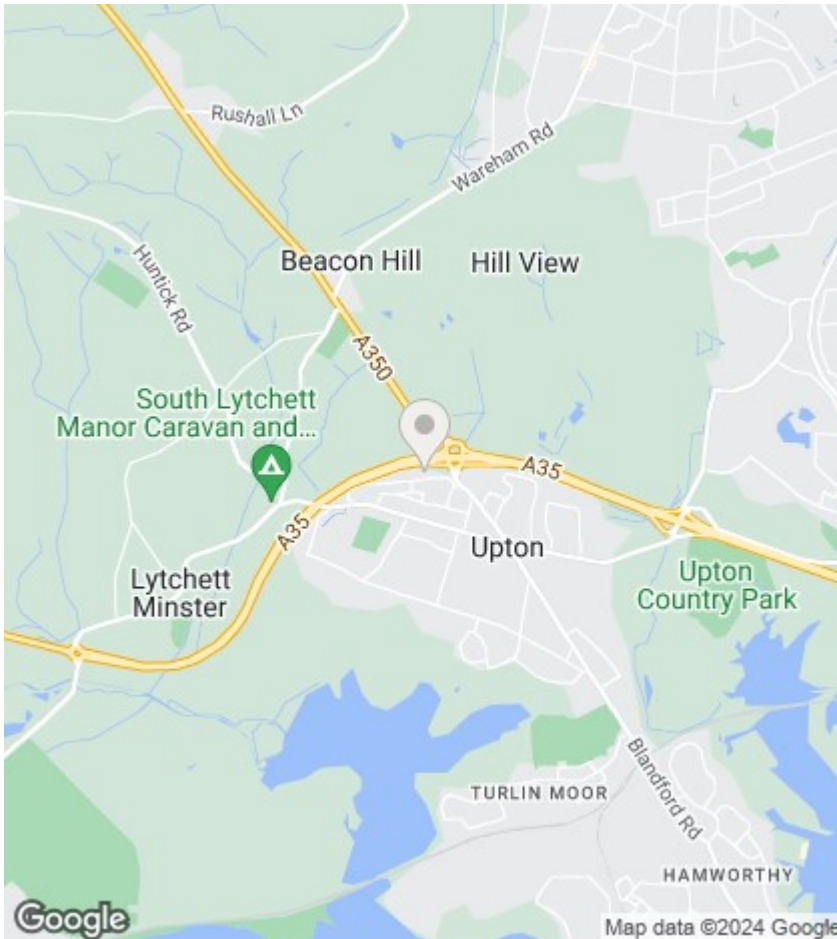
We are delighted to offer sale this stunning property being offered for sale with no forward chain!

The spacious and well planned accommodation briefly comprises; two large double bedrooms, living room with sliding doors to the rear garden, modern kitchen also providing access to the garden, modern family bathroom and spacious hallway.

This lovely home has plenty of attractive additional features to include; gas central heating, double glazing, wood burner, garage and driveway for several cars, westerly facing private rear garden, charming summer house which has been plastered out with light and power supply ideal for working from home or to be used as a garden room. The sellers have recently decorated throughout so there is a fresh feel for the new owner.

Situated close to local amenities, bus routes, doctors surgery, Upton Country Park and set within a small cul-de-sac, this property is sure to attract high volumes of interest so internal viewings come highly recommended at your earliest convenience.

We look forward to hearing from you if you would like to arrange an appointment or require any further information.



## Agents Note

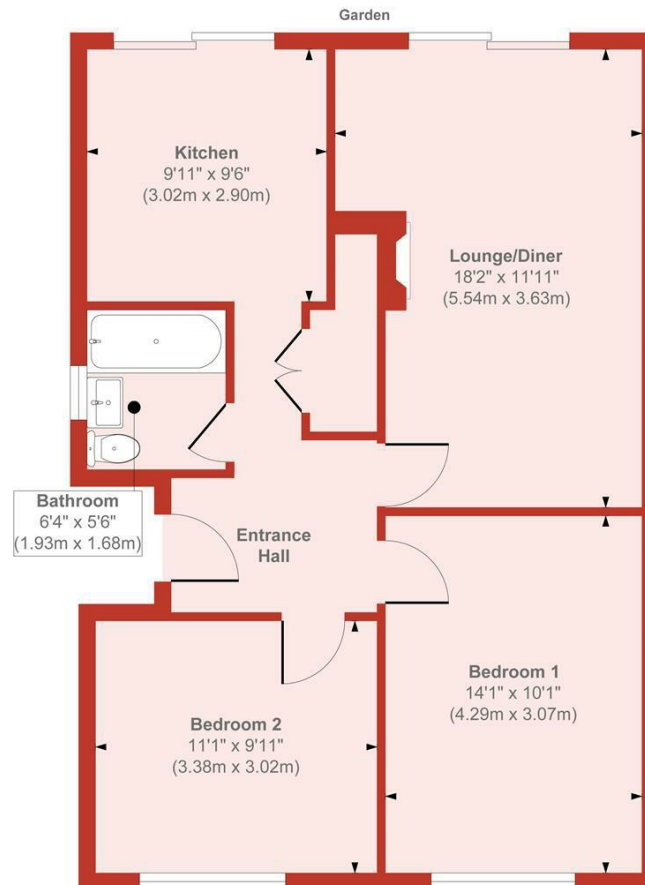
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has 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:

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Floor Plan**  
Approx. Gross Internal Floor Area 695 sq. ft / 64.56 sq. m  
Produced by Elements Property