



11 Martingale Close, Upton, Poole, BH16 5ST

Asking Price £395,000

- Detached House
- Beautifully Presented Throughout
- En-Suite to Main Bedroom
- Gas Central Heating
- Quiet Cul-De-Sac Location
- Three Bedrooms
- Extended Living Accommodation
- Short Walk to Upton Country Park
- UPVC Double Glazing
- No Forward Chain!

11 Martingale Close, Poole BH16 5ST

A beautifully presented and extended three bedroom detached home situated within a popular cul-de-sac location offered for sale with NO FORWARD CHAIN!



Council Tax Band: D

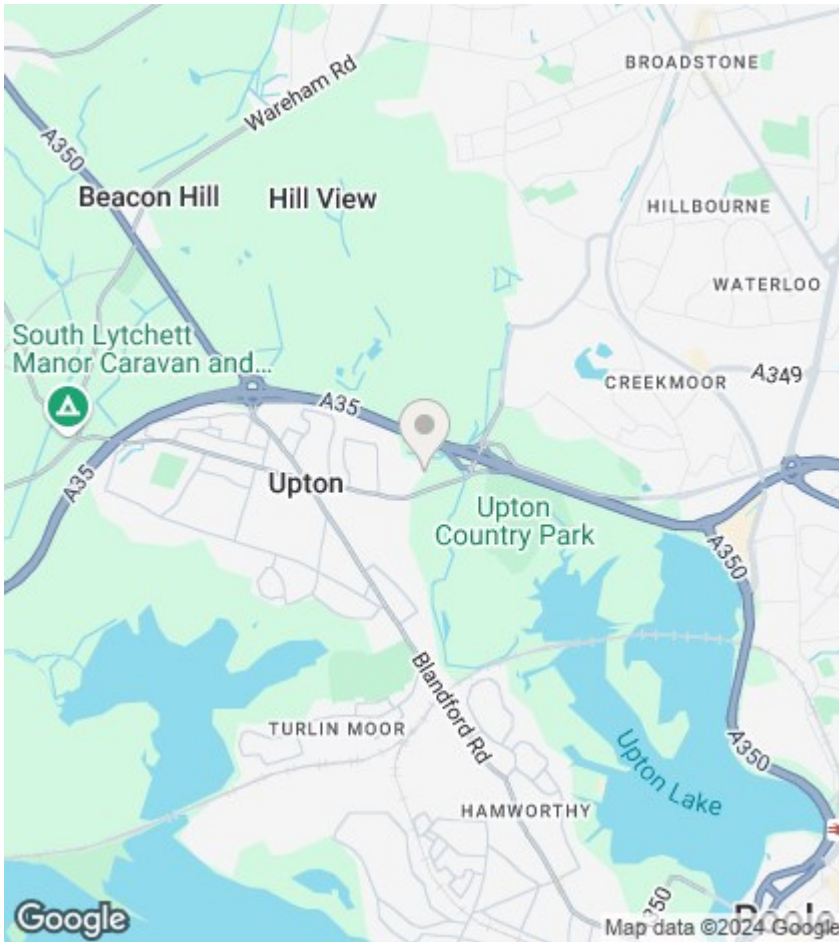


Martingale Close

The accommodation comprises three bedrooms with en-suite to bedroom one, lounge/dining room perfect for hosting or family time, playroom/study/utility room, family bathroom and modern kitchen looking onto the low maintenance rear garden as a result of an extension to the property.

Further benefits include an integral garage, driveway for multiple cars, gas central heating, UPVC double glazing and garden backing onto woodland, which ensures privacy to the rear.

Situated within a quiet cul-de-sac that's just a short walk from Upton Country Park, we feel this property would make an ideal family home. As a result, please call our Upton office at your earliest convenience to avoid disappointment .



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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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	

