



81 Tree Hamlets, Upton, Poole, BH16 5SB

Asking Price **£289,950**

- Two Double Bedrooms
- Unique Development
- Allocated Parking
- Gas Central Heating
- Modern Kitchen & Bathroom
- End of Terrace Town House
- Southerly Rear Garden
- Close to Lytchett Bay
- UPVC Double Glazing
- Internal Viewing Encouraged!

81 Tree Hamlets, Poole BH16 5SB

A unique & well presented home situated within a favoured 'Mediterranean' style development. Benefitting from a southerly aspect rear garden and allocated parking!



Council Tax Band: C



Tree Hamlets

The properties in this development offer unique accommodation designed to suit a range of dynamics however, there's always a focus around a social living area. This home comprises two double bedrooms, a vaulted lounge/dining room, a modern kitchen with integrated appliances, main bathroom and a downstairs toilet.

Further benefits include a nice sized southerly facing garden, allocated parking, gas central heating and UPVC double glazing.

Alongside its tucked away position within this favoured development, the property is situated within easy reach of Lytchett Bay Nature Reserve - which is ideal for dog owners & those who enjoy the outdoors alike. We believe this property would make an ideal first time purchase or proposition for someone downsizing to a low maintenance home.

To arrange a viewing, or for more information, please call our Upton Office at your earliest convenience.

Lounge/Dining Room

16'09" x 12'01" (5.11m x 3.68m)

Kitchen

12'01" x 7'03" (3.68m x 2.21m)

Downstairs Bedroom

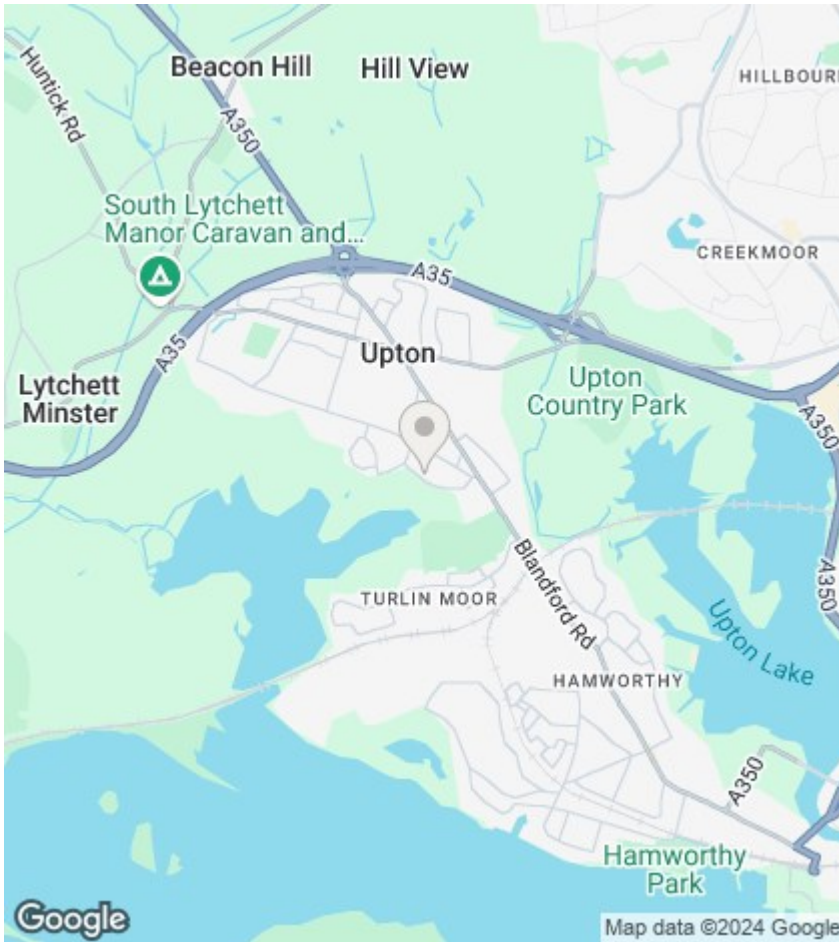
11'09" x 8'07" (3.58m x 2.62m)

Wardrobe converted to downstairs toilet

Upstairs Bedroom

11'09" x 8'10" (3.58m x 2.69m)

Bathroom



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		84
(69-80)	C		
(55-68)	D	60	
(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

Total floor area 70.9 m² (763 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com