



13 Stirrup Close, Upton, Poole, BH16 5SS

Asking Price **£315,000**

- End of Terrace House
- Cul-de-Sac Location
- Enclosed Rear Garden
- Gas Central Heating
- Close to Country Park
- Three Bedrooms
- Resident Parking
- Conservatory
- UPVC Double Glazing
- No Forward Chain

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NO FORWARD CHAIN! A well proportioned, end of terrace house situated in a quiet cul-de-sac just a short walk away from Upton Country Park.



Council Tax Band: C



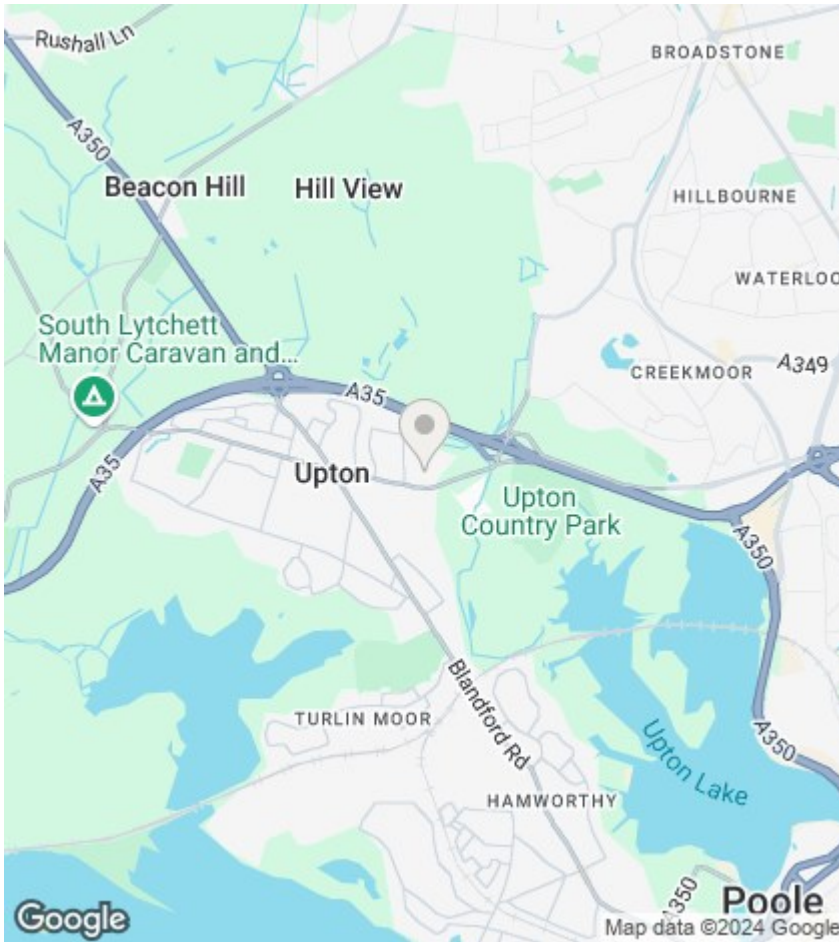
Stirrup Close

Tucked away at the end of a leafy cul-de-sac, this property comprises three bedrooms, living room, kitchen with adjoining dining area, conservatory and family bathroom.

Further benefits include gas central heating, UPVC double glazing, an enclosed rear garden and ample residents parking.

The property is located just a stones throw from Upton Country Park. Having recently received an enormous amount of investment, the activities on offer for kids are great and there are endless walks complemented by a visitors centre and tearoom.

To arrange a viewing, or for more information, please get in touch with our Upton Branch.



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.

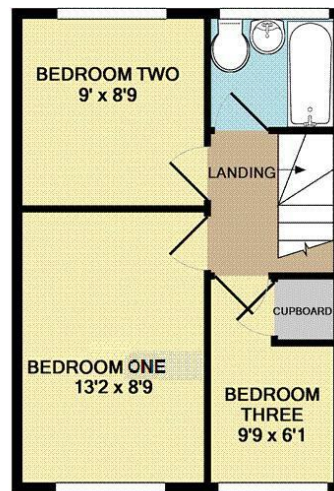
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(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	



GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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