



24 Moorland Way, Upton, Poole, Dorset, BH16 5JY

Asking Price £300,000

- Two Double Bedrooms
- Large Wrap Around Garden
- Gas Central Heating
- Close to Favoured Schooling
- Internal Viewing Encouraged
- Semi-Detached House
- Huge Long Term Potential (STPP)
- UPVC Double Glazing
- Downstairs Toilet
- No Forward Chain

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NO FORWARD CHAIN! A spacious, semi-detached home situated on a larger than average plot within walking distance of favoured local schooling.



Council Tax Band: B

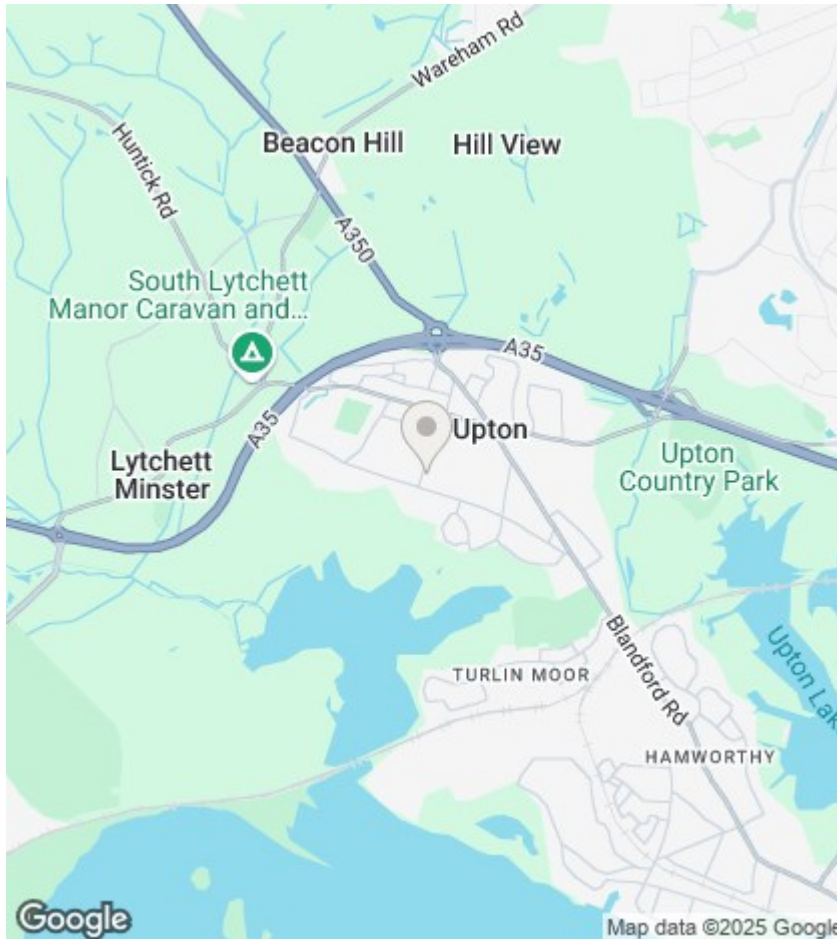


Moorland Way

In our opinion this property represents a fantastic opportunity to acquire a home with huge long term potential! Currently, the property comprises two double bedrooms, living room, kitchen, downstairs toilet and main bathroom.

The real standout feature is the uncharacteristically large garden space that wraps around the house. Whilst it currently means that there is plenty of outdoor space to be enjoyed, it does allow a significant extension (STPP) without immediate compromise. Further benefits include gas central heating, UPVC double glazing and a position close to favoured local amenities & schooling.

Offered for sale with no forward chain, we encourage internal viewing at your earliest convenience to avoid disappointment. To arrange, or for more information, please contact 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

