



Dacombe Close, Upton, Poole, BH16 5JP

**£149,950**

- Two Double Bedrooms
- Private Rear Garden
- Updated Boiler
- Popular Location
- In Need of Modernisation
- First Floor Flat
- Spacious Throughout
- Garage in a Block
- Viewing Encouraged
- No Forward Chain



# 13a Dacombe Close, Poole BH16 5JP

No Forward Chain! We are delighted to offer for sale this two double bedroom, first floor flat benefitting from a private rear garden & garage. In need of complete modernisation.



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1



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C

Council Tax Band: B



### Dacombe Close

Whilst requiring modernisation, this deceptively spacious first floor flat has many benefits to offer. Briefly comprising two double bedrooms, large lounge, kitchen, bathroom and a private rear garden.

We feel it would make an ideal first time buy or investment purchase with further benefits including gas central heating via an updated 'COMBI' boiler, UPVC double glazing, loft storage and a garage in a block which can also be accessed via the rear garden.

Being positioned close to local amenities and bus routes, we expect this property to attract high levels of interest. As a result, please call our Upton branch at your earliest convenience to arrange a viewing or for further information.

### Bedroom One

13'07 x 10'11 (4.14m x 3.33m)

### Bedroom Two

11'08 x 10'04 (3.56m x 3.15m)

### Lounge

14'10 x 12'08 (4.52m x 3.86m)

### Kitchen

9'08 x 6'11 (2.95m x 2.11m)

### Bathroom

9'08 x 5'05 (2.95m x 1.65m)

### Garage in a Block

### Lease Details

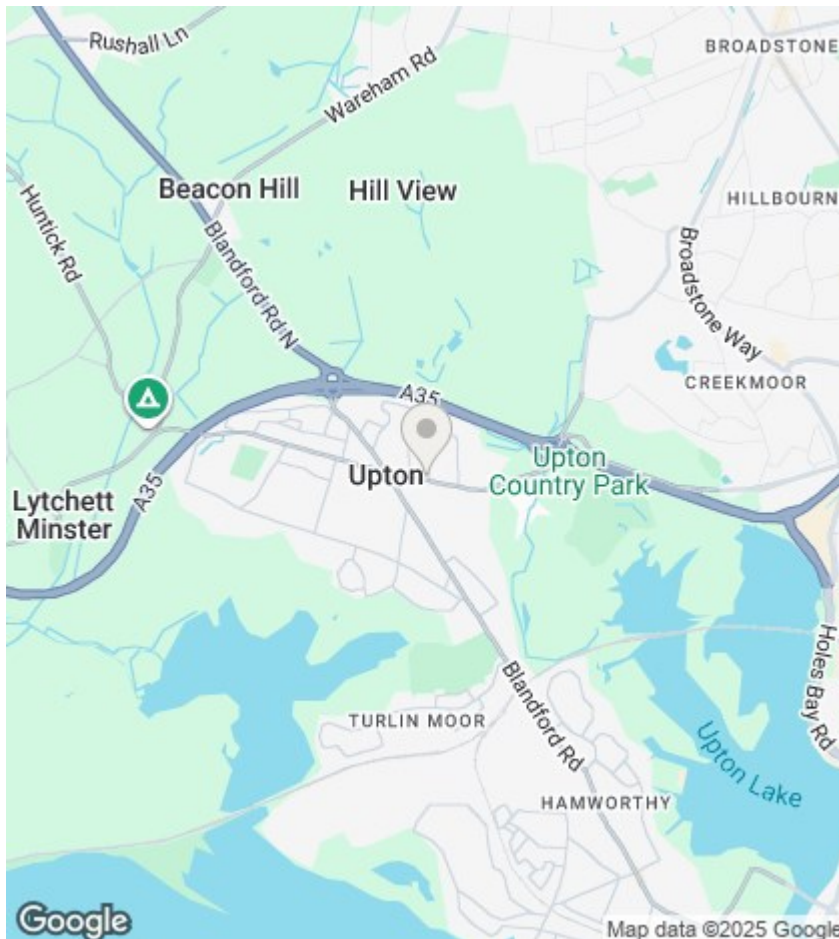
We understand from the current owners that the lease details are as follows:

Maintenance - 'as and when' basis

Ground Rent - peppercorn

Lease Length - 155 years remaining





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

