



23 Furzey Road, Upton, Poole, BH16 5RW

Asking Price £215,000

- Two Double Bedrooms
- Well Presented Throughout
- Garage in a Block
- Conservatory
- Gas Central Heating & UPVC Double Glazing
- Ground Floor Flat
- Front Garden
- Long Lease & Low Charges
- Quiet Position
- Close to Lytchett Bay

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A very nicely presented, spacious ground floor flat situated within a quiet cul-de-sac, just moments from Lytchett Bay Nature Reserve.



Council Tax Band: B



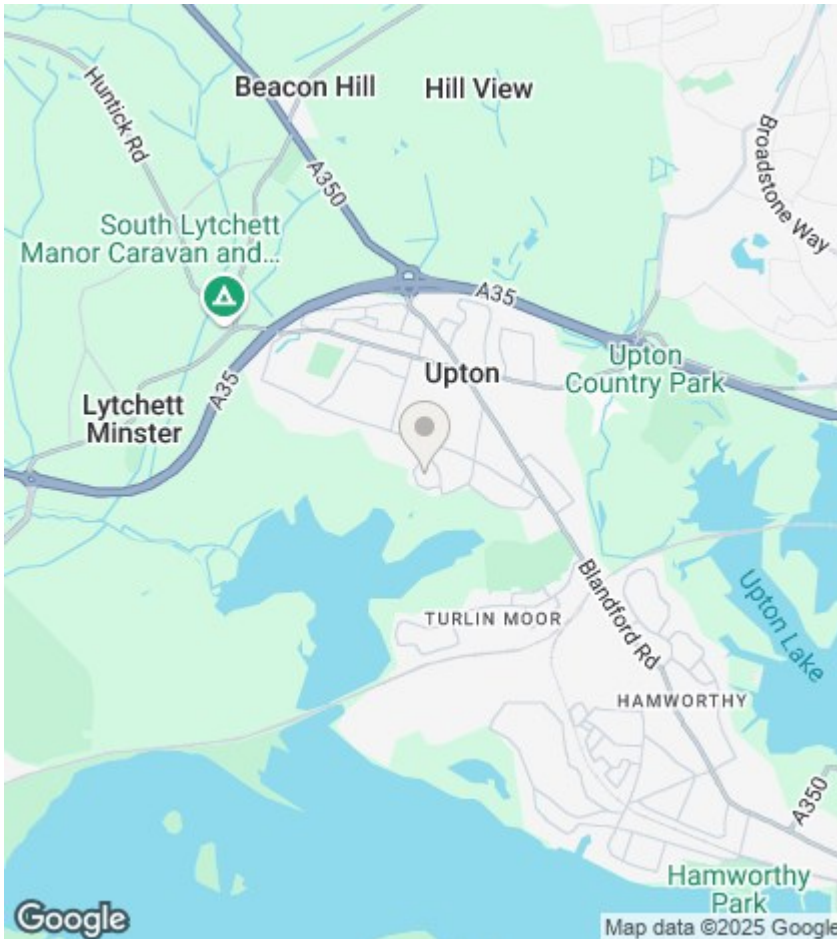
Furzey Road

In our opinion, this property would make an ideal first time purchase and briefly comprises: two double bedrooms (both of which have fitted storage), lounge/dining room, modern kitchen, conservatory porch and bathroom.

Further benefits include a long lease, low overall charges, garage in a block, ownership of the front garden, small rear 'courtyard' space, gas central heating and UPVC double glazing.

Located near scenic walks around Lytchett Bay nature reserve, the property boasts an enviable position and is situated within easy reach of favoured amenities & bus routes - making this an incredibly attractive purchase!

Please call our Upton branch at your earliest convenience to arrange a viewing and 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

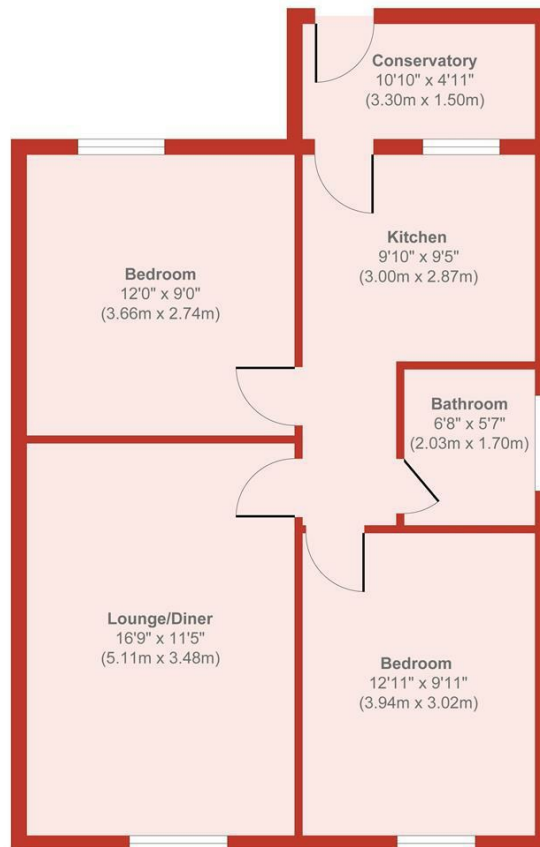
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(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

Furzey Road, Upton



Floor Plan

Approx. Gross Internal Floor Area 685 sq. ft / 63.63 sq. m

Produced by Elements Property