



21a Moorland Crescent, Upton, Poole, BH16 5LA

£349,950

- Two Double Bedrooms
- Sizeable Plot
- Huge Potential (STPP)
- Garage
- Gas Central Heating
- Detached Bungalow
- Driveway
- Popular Location
- UPVC Double Glazing
- No Forward Chain

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NO FORWARD CHAIN! We are delighted to offer for sale this spacious detached bungalow situated on a generous plot within walking distance of shops, bus routes and favoured schooling.



Council Tax Band: C



Moorland Crescent

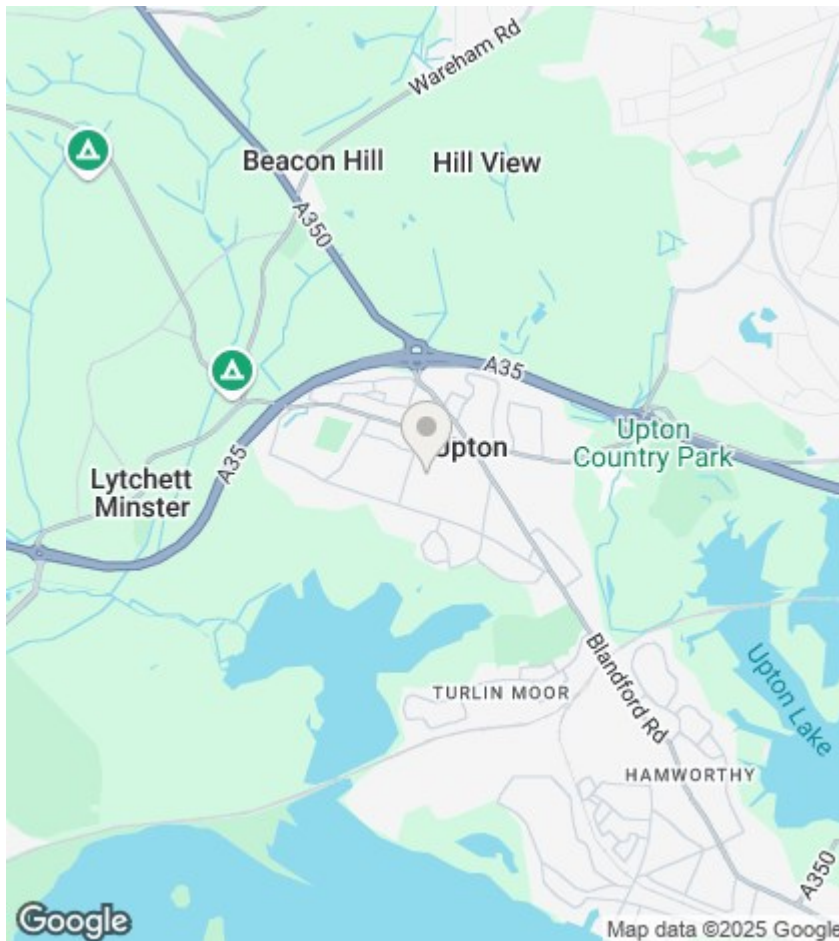
Whilst already offering good sized rooms throughout, the further potential of this bungalow is tremendous.

On offer there are: two double bedrooms at the front of the property, a bright living room with French doors, a kitchen with ample space for a table and then a shower room with separate toilet.

The garden is particularly sizeable, ideal for those who enjoy a feeling of space around their home. It would allow for a considerable extension to the existing bungalow (STPP) without compromising the overall feel of the externals of the property. Further benefits include off-road parking, garage, useful storage cupboards, gas central heating and UPVC double glazing.

The property is located in a quiet position within easy access of a host of favoured amenities. There's also a frequent bus route that runs along Moorland Way itself.

Offered for sale with no forward chain, we encourage internal viewing at your earliest convenience! To arrange, or for more information, please contact our Upton office.



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:

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

