



21 Furzey Road, Upton, Poole, BH16 5RW

**£190,000**

- Two Double Bedrooms
- Requiring Modernisation
- Cul-de-Sac Location
- Front Garden
- Ideal FTB or BTL
- Ground Floor Flat
- Garage in a Block
- Close to Lytchett Bay
- UPVC Double Glazing
- No forward Chain

# 21 Furzey Road, Poole BH16 5RW

This ground floor flat is situated within a quiet cul-de-sac and requires complete modernisation - offered for sale with no onward chain.



2



1



1



F

Council Tax Band: B

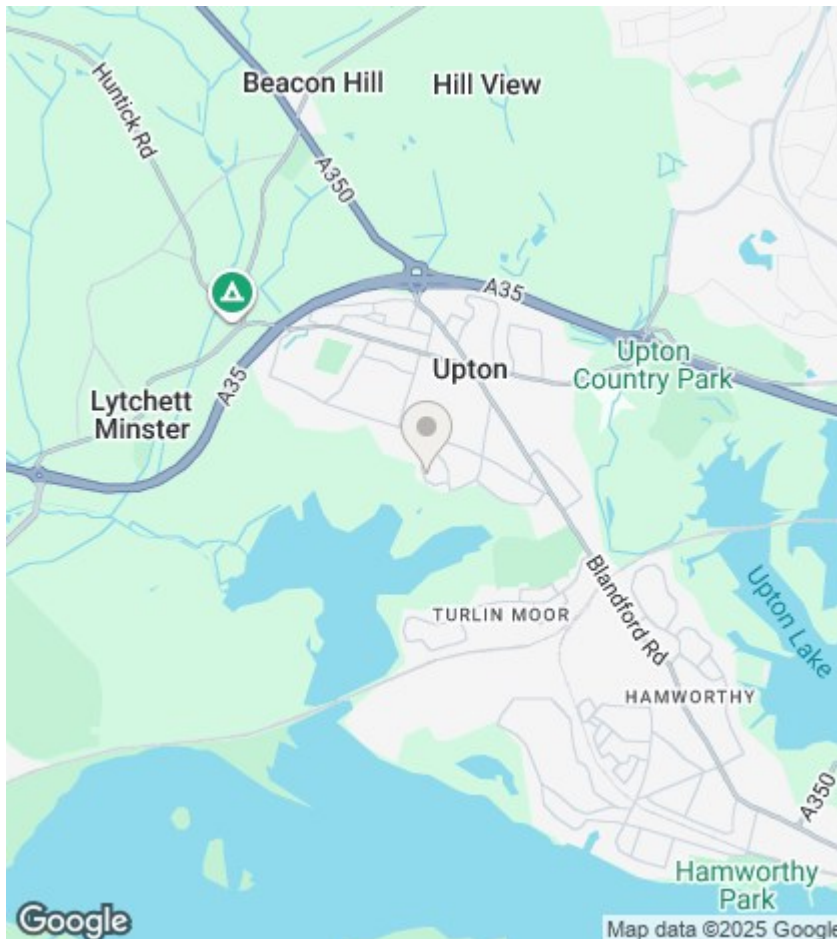
### Furzey Road

The accommodation briefly comprises two double bedrooms, lounge/dining room, separate kitchen and bathroom.

Further benefits include a small rear courtyard space, garage in a block, a new lease on completion and UPVC double glazing.

The property is offered with no forward chain and internal viewing is encouraged at your earliest convenience - call us at the Upton office to arrange.





## 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:

F

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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

