



7 Dacombe Close, Upton, Poole, BH16 5JP

**Asking Price £359,950**

- Three Double Bedrooms
- Driveway & Garage
- Conservatory
- Good Sized Rear Garden
- Favoured Schooling Catchment
- Semi Detached House
- Well Presented Throughout
- Modern Gas Boiler & Double Glazing
- Downstairs WC
- Popular Residential Location

# 7 Dacombe Close, Poole BH16 5JP

Spacious Family Home! We are delighted to offer for sale this well proportioned, three double bedroom semi detached house. Benefitting from an integral garage, driveway and a tiered rear garden.



3



1

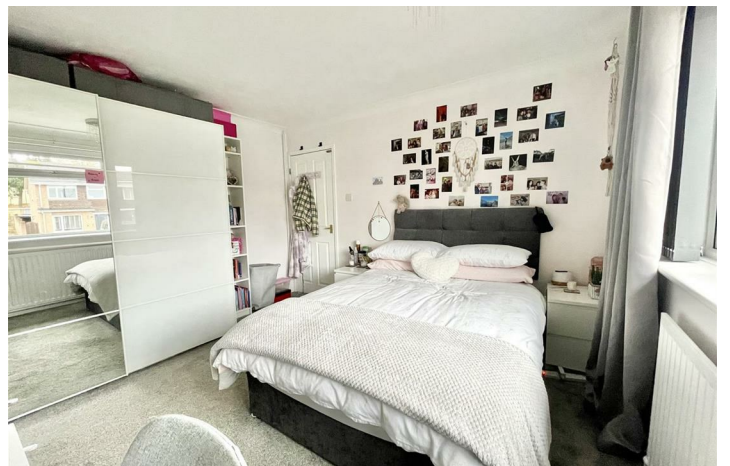


2



D

Council Tax Band: C



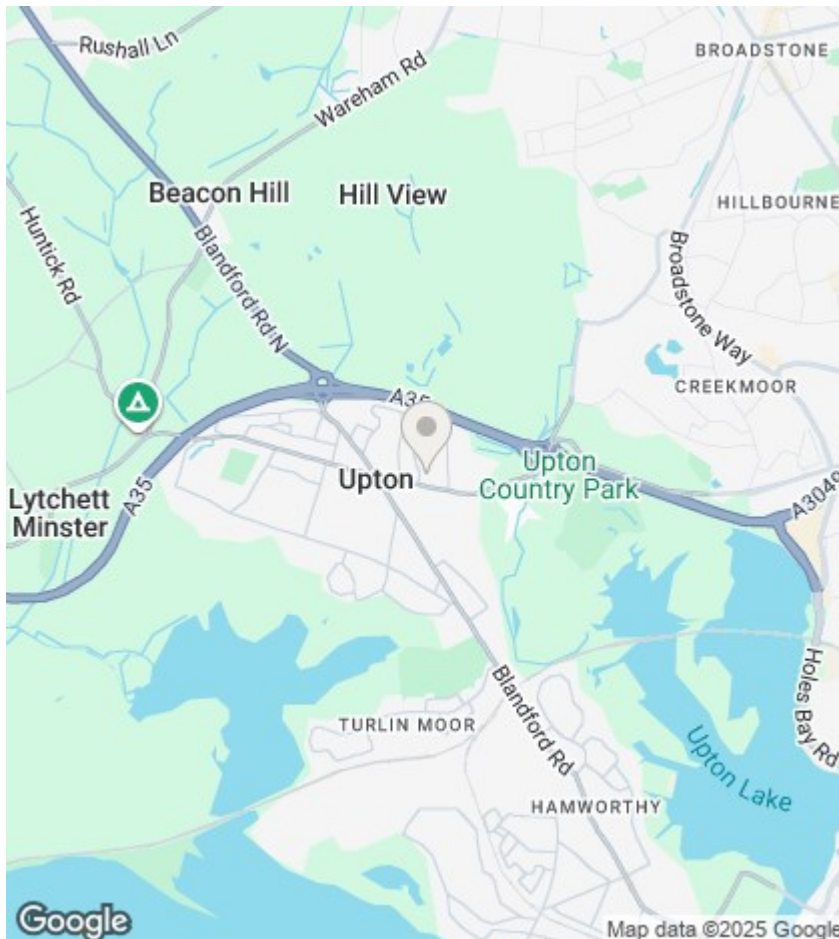
### Dacombe Close

The property has been well kept throughout and briefly comprises three double bedrooms, lounge, kitchen, family bathroom, downstairs toilet and a conservatory that's perfect for use as a dining room.

The tiered rear garden allows for multiple social spaces. As you enter the garden via the 'French doors' from the conservatory you are met with decking, ideal for garden furniture. The middle section is laid to lawn accompanied by a variety of shrubs. At the bottom end of the garden you'll find a further patio area alongside a garden shed. All enclosed by either panel fencing or hedges. Useful side access leads to a front gate and a door entering back into the kitchen.

Many further benefits include a driveway, integral garage with power, gas central heating via a modern boiler, double glazing and an updated consumer unit.

Boasting a position close to local amenities and favoured local schooling, we believe this property will attract high levels of interest. To arrange a viewing, 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.

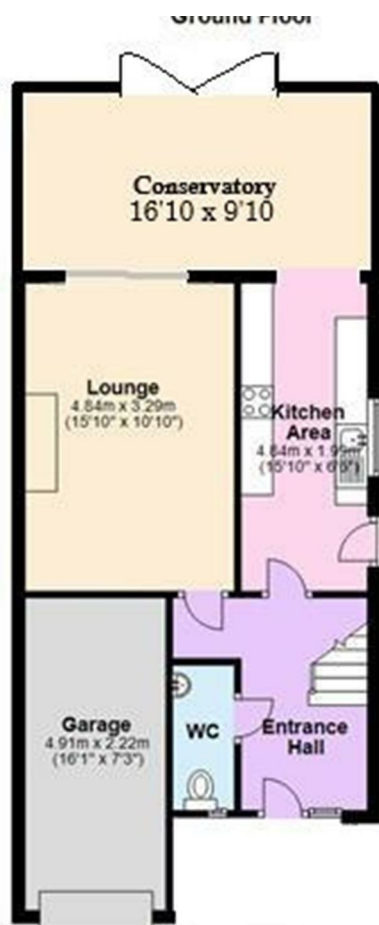
## Viewings

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

## EPC Rating:

D

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>		
(55-68) <b>D</b>	63	70
(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	



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error.