



5 Douglas Close, Upton, Poole, BH16 5HD

**Asking Price £335,000**

- Detached Bungalow
- Lovely Rear Garden
- Kitchen/Breakfast Room
- Gas Central Heating
- Close to Amenities
- Two Double Bedrooms
- Garage & Carport
- Driveway
- Central Location
- No Forward Chain



# 5 Douglas Close, Poole BH16 5HD

Offered for sale with no forward chain, this detached bungalow is situated within a central location just a short walk from a range of favoured amenities.



2



1



2



E

Council Tax Band: D



### Douglas Close

Whilst requiring a certain degree of updating, this bungalow offers a superb opportunity to own a home on a manageable plot within a central location.

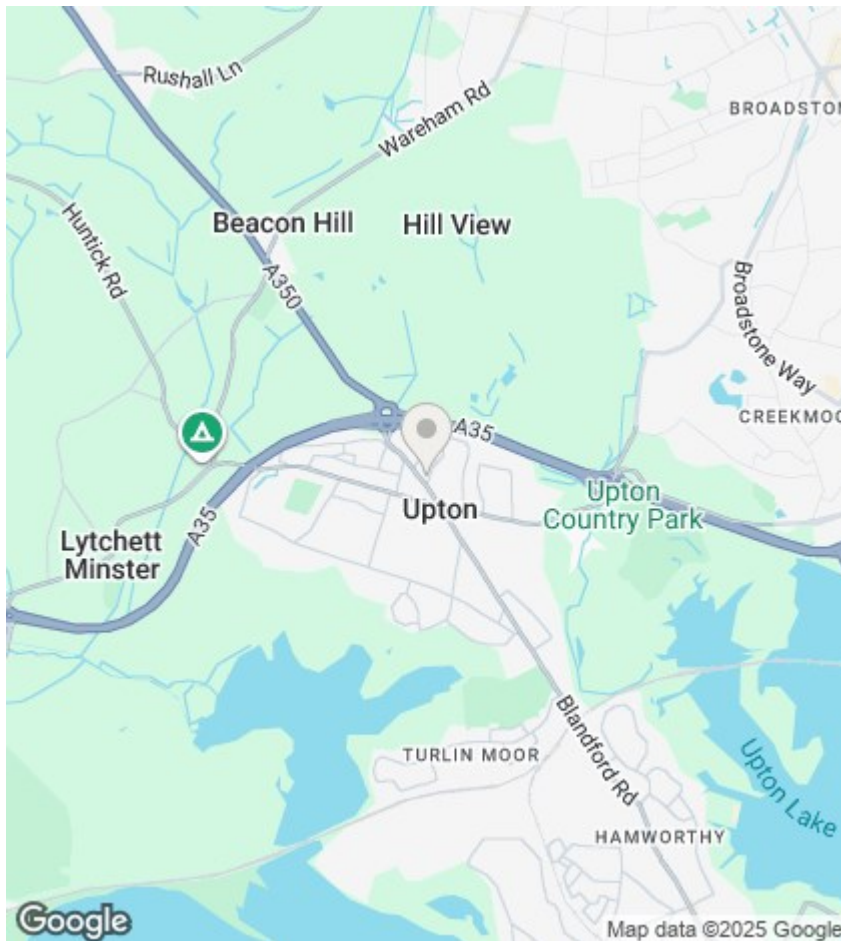
The property comprises: two double bedrooms, kitchen/breakfast room with patio doors to the garden, bright front aspect living room, conservatory and main bathroom.

The rear garden is majority laid to lawn with borders supporting a range of mature shrubbery and bushes - these do give a real sense of privacy from the surrounding properties. In addition to the generous driveway, there is also a carport and adjoining garage.

A key advantage of this property is its superb central position within Upton. A wide range of popular amenities - including shops, cafes, doctors, library & dentists - are all just a short, level walk away. The area is well served by a frequent bus route, offering excellent connectivity to surrounding towns and Poole town centre.

Offered for sale with no forward chain, we encourage internal viewing at your earliest convenience in order to appreciate what's on offer. To arrange, 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

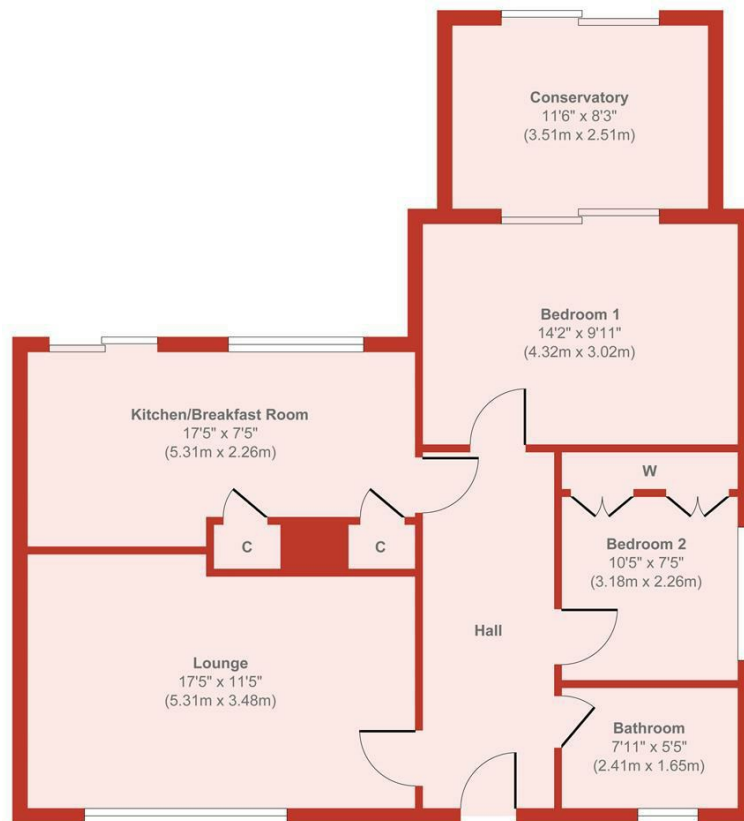
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

E

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>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Douglas Close, Upton



Floor Plan

Approx. Gross Internal Floor Area 838 sq. ft / 77.85 sq. m

Produced by Elements Property