



5 Warbler Close, Upton, Poole, BH16 5RL

£287,500

- Three Bedrooms
- Garage in a Block
- Spacious Throughout
- UPVC Double Glazing
- Close to Amenities
- End of Terrace House
- Modern Kitchen
- Gas Central Heating
- Modern Combi Boiler
- No Forward Chain

5 Warbler Close, Poole BH16 5RL

NO FORWARD CHAIN! This spacious, end of terrace house is situated within a 'no-through' road and benefits from a garage & an enclosed garden.



Council Tax Band: D



Warbler Close

In our opinion, this property would make an ideal first time purchase! The house comprises: three bedrooms, spacious lounge/dining room, modern kitchen, family bathroom and downstairs toilet.

The garden is majority laid to hardstanding and is enclosed by a mixture of brick walling and fencing. There's a useful side gate allowing access out to the garage forecourts. Further benefits include a single garage in a block, UPVC double glazing and gas central heating via a modern combination boiler.

The property is positioned within a tucked away residential part of Upton within a short walk of the Heathland and a large supermarket.

Offered for sale with no onward chain, we encourage internal viewing at your earliest convenience - to arrange, or for more information, please call our Upton Branch.

Kitchen

9'04" x 9'04" (2.84m x 2.84m)

Lounge/Dining Room

15'08" x 16'07" (4.78m x 5.05m)

Downstairs Toilet

Bedroom One

13'00" x 9'06" (3.96m x 2.90m)

Bedroom Two

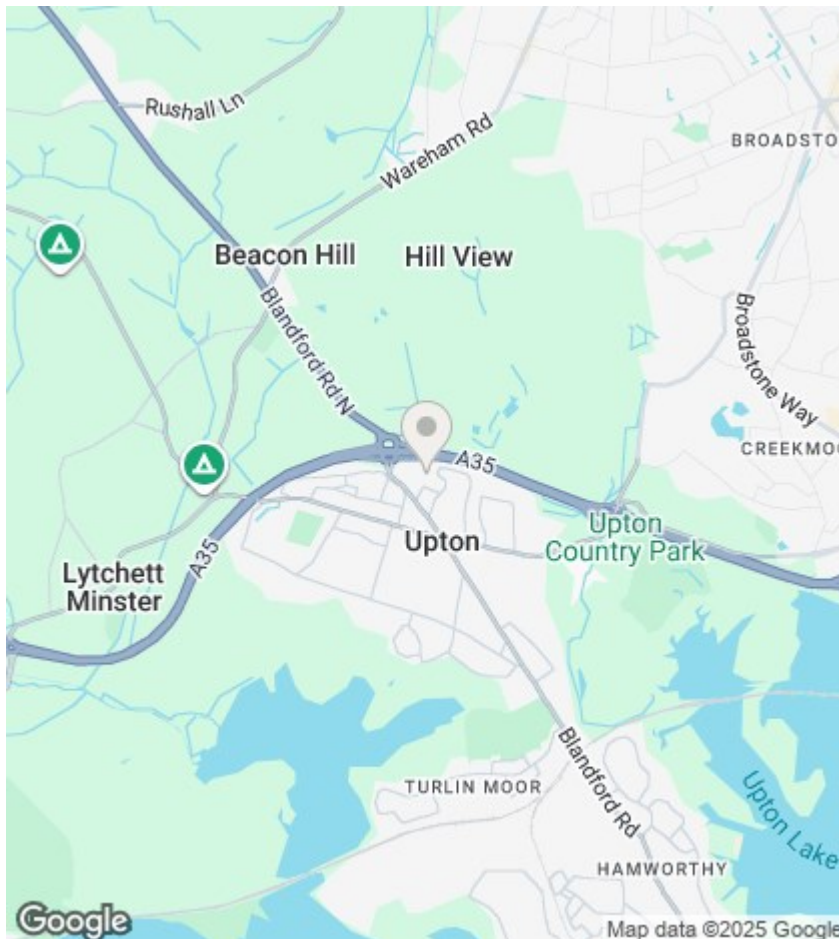
13'01 x 9'06" max (3.99m x 2.90m max)

Bedroom Three

7'08" x 7'07" (2.34m x 2.31m)

Bathroom

6'07" x 5'08" (2.01m x 1.73m)



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.

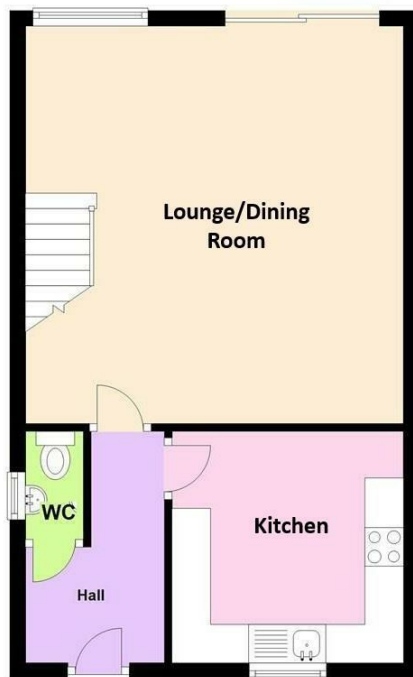
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 81.2 sq. metres (873.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.