



8 Hop Close, Upton, Poole, BH16 5RG

**Asking Price £299,950**

- Two Double Bedrooms
- Spacious Throughout
- Enclosed Rear Garden
- Gas Central Heating
- Ideal First Time Buy
- Semi Detached House
- Garage & Parking
- Cul-de-Sac Location
- Rural Outlook
- No Forward Chain



# 8 Hop Close, Poole BH16 5RG

Offered for sale with no onward chain, this thoroughly spacious semi-detached home is positioned within a quiet cul-de-sac and benefits from a rural outlook.



Council Tax Band: C



### Hop Close

The well planned accommodation briefly comprises: two double bedrooms (both with in-built wardrobes), bright lounge/dining room, conservatory, kitchen and bathroom.

Throughout, the property is generally spacious and whilst requiring a certain degree of modernisation we believe it to be a fantastic first time purchase that can be occupied immediately.

The garden is majority laid to lawn and backs onto fields, meaning a nice rural outlook to the rear of the property. Further benefits include off-road parking, gas central heating and attached garage with light & power.

We encourage internal viewing at your earliest convenience, with our vendor offering no onward chain! To arrange, or for more information, please call our Upton Branch.

### Kitchen

10'01" x 7'05" (3.07m x 2.26m)

### Lounge/Dining Room

15'00" x 13'10" (4.57m x 4.22m )

### Conservatory

12'08" x 10'09" (3.86m x 3.28m)

### Bedroom One

11'08" x 11'06" (3.56m x 3.51m)

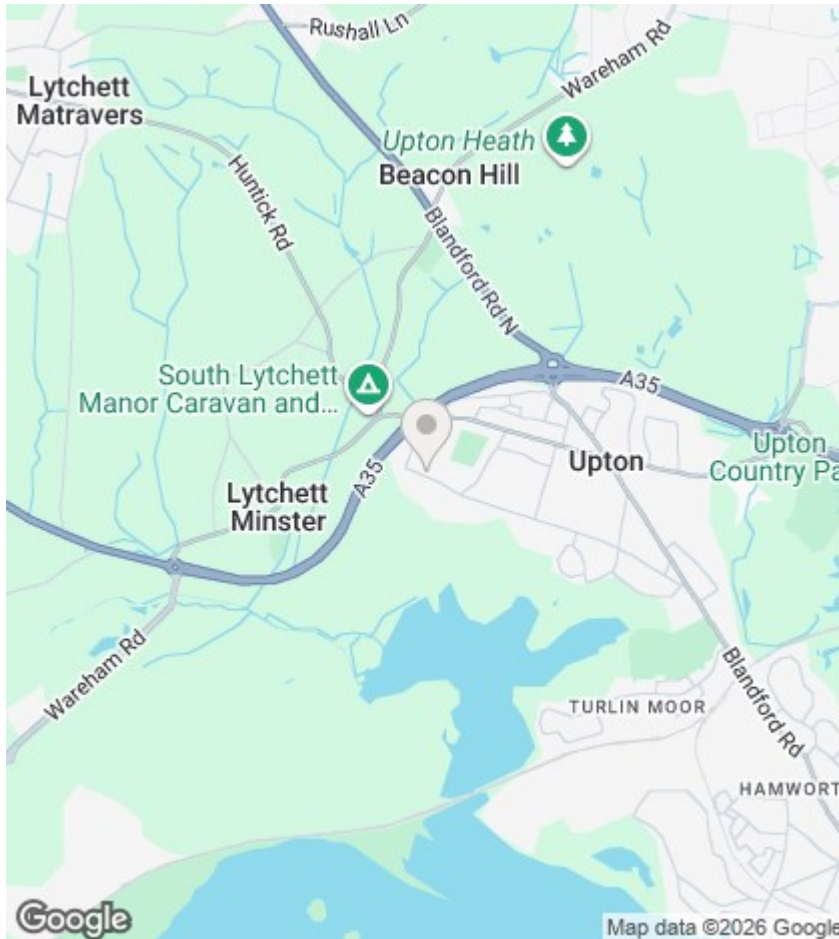
### Bedroom Two

11'03" x 8'07" (3.43m x 2.62m)

### Bathroom

7'10" x 4'11" (2.39m x 1.50m)





## 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>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

