



10 Gurjun Close, Upton, Poole, BH16 5QH

Asking Price **£225,000**

- Terraced House
- Extended Kitchen/Dining Room
- Garage in a Block
- Beacon Park Development
- Ideal FTB
- Two Double Bedrooms
- Enclosed Rear Garden
- Cul-De-Sac Position
- Requiring Modernisation
- No Forward Chain

10 Gurjun Close, Poole BH16 5QH

This extended, terraced house is positioned at the head of a cul-de-sac and requires modernisation throughout. Ideal FTB or BTL investment!



Council Tax Band: B

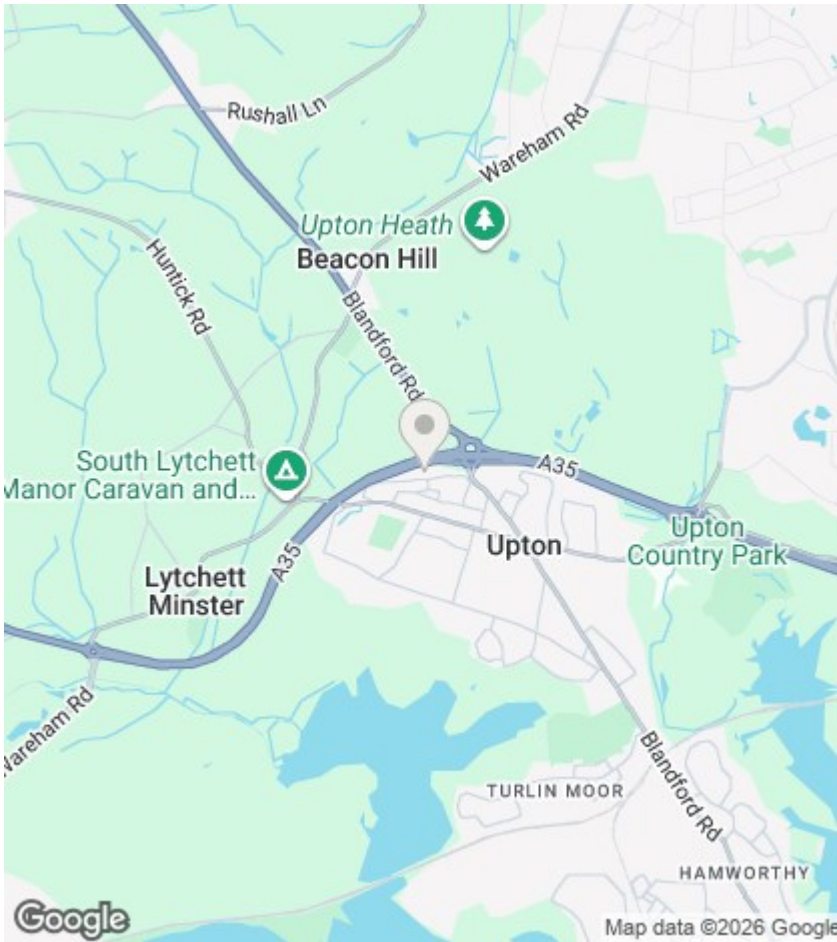


Gurjun Close

Requiring a degree of modernisation throughout, this property represents an ideal opportunity to purchase a property that you can add your own stamp to.

Briefly, the property comprises two double bedrooms, living room, extended kitchen/dining room and main bathroom. Further benefits include an enclosed rear garden, garage in a block, UPVC double glazing, gas central heating and a quiet cul-de-sac position.

In our opinion, this property would make a great first time purchase and internal viewing is encouraged at your earliest convenience. To arrange, or for more information, please call 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.

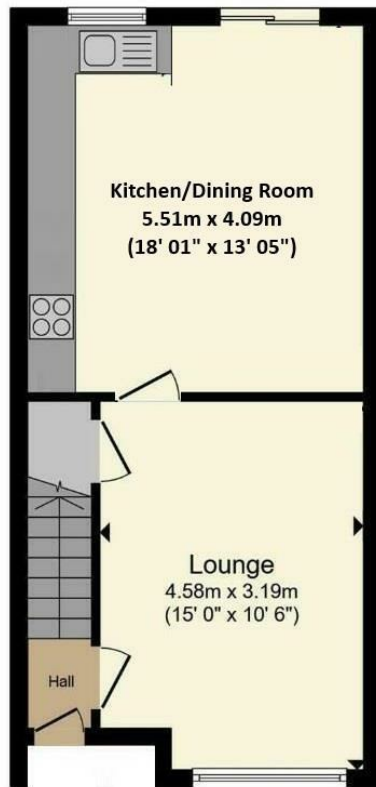
Viewings

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

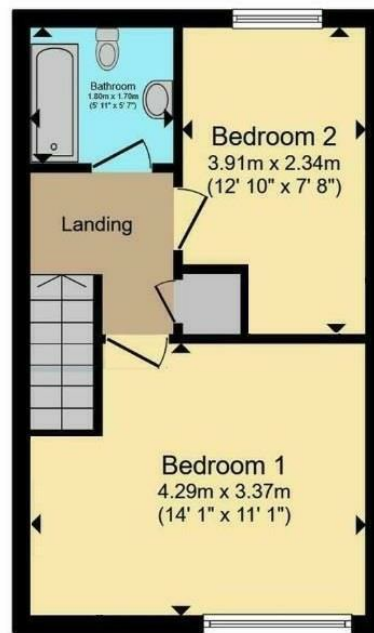
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor