



9 Ballam Close, Upton, Poole, BH16 5QU

Asking Price **£299,950**

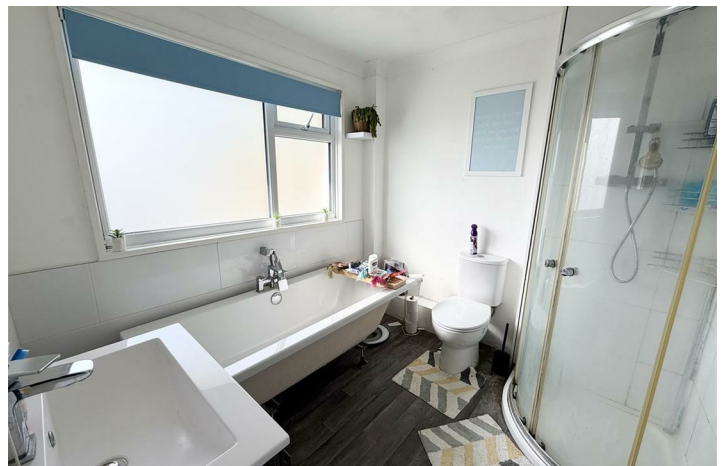
- Three Bedrooms
- Southerly Facing Garden
- Garage with Electric Door
- 3 Yr Old Combi Boiler
- Close to Amenities
- Terraced House
- Off-Road Parking
- Updated UPVC Glazing
- Cul-de-Sac Position
- No Forward Chain

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No Forward Chain! This spacious, terraced house is situated within a cul-de-sac location and is a short walk from a host of popular amenities.



Council Tax Band: C



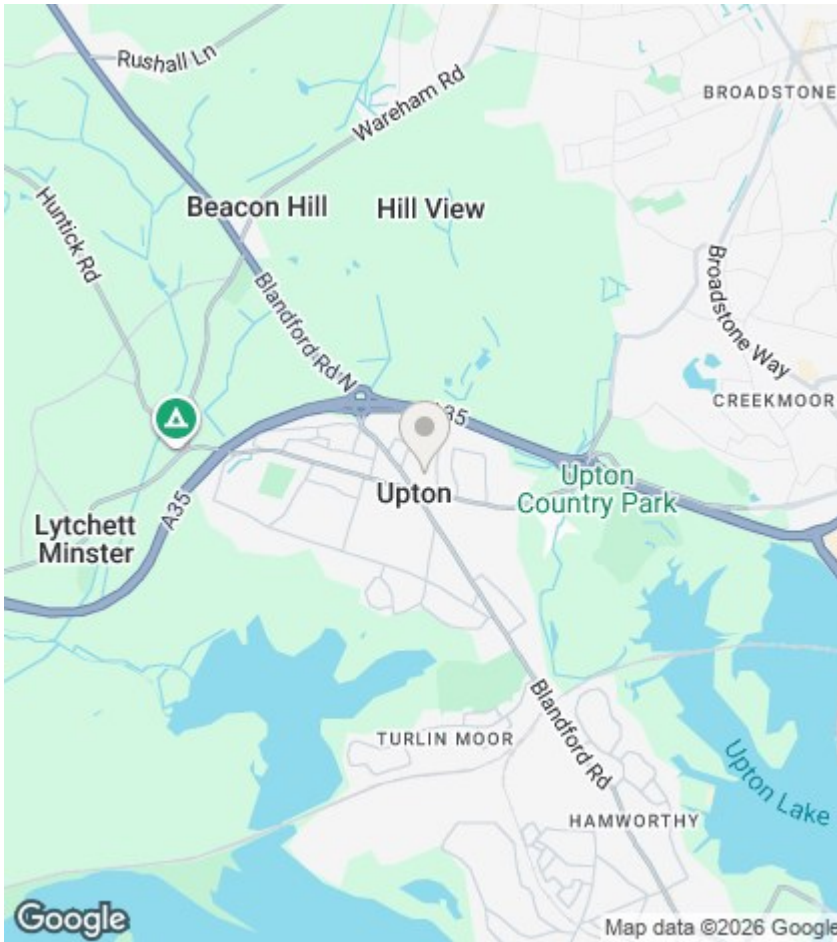
### Ballam Close

Briefly, the well planned accommodation comprises: three bedrooms, lounge/dining room, separate kitchen and four piece bathroom.

The rear garden enjoys a southerly aspect and is majority laid to lawn with a patio area abutting the rear of the house. Further benefits include off-road parking, garage with electric door, gas central heating (3 year old 'combi' boiler) and UPVC double glazing (replaced 2018).

A range of favoured local amenities to include bus routes, doctors and a local library are also within a short level walk.

We encourage internal viewing at your earliest convenience - 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.

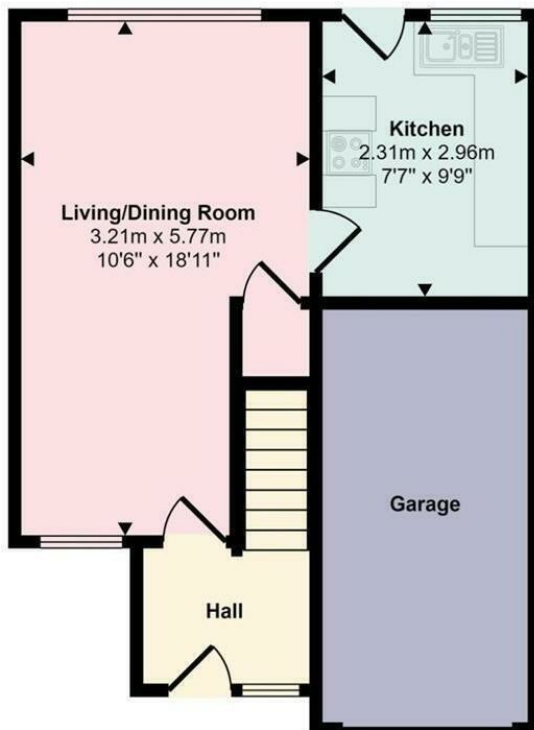
## Viewings

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

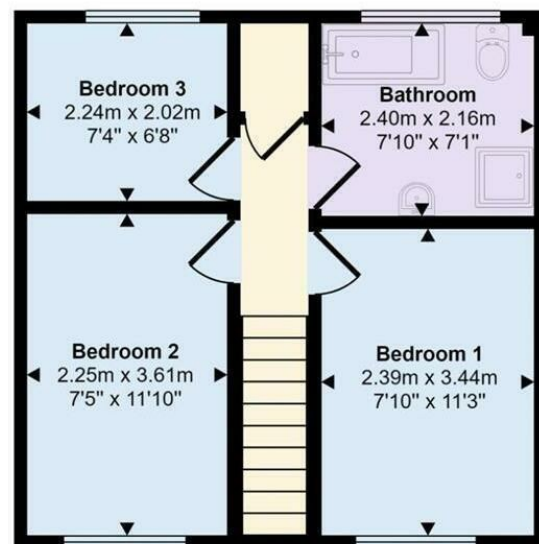
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.