



34 Douglas Close, Poole, BH16 5HE

**Asking Price £325,000**

- Three Big Bedrooms
- Uniquely Spacious
- Gas Central Heating
- Driveway
- En-Suite Shower
- Terraced House
- Large Basement
- Garage in a Block
- Well Presented
- No Forward Chain!

# 34 Douglas Close, Poole BH16 5HE

NO FORWARD CHAIN! We are delighted to offer for sale this uniquely spacious, terraced house with a large basement in good order throughout.



Council Tax Band: C



## Douglas Close

Situated in a popular residential area of Upton near Poole, this exceptionally spacious terraced house offers far more accommodation than is typically found in properties of this style. Well presented throughout and arranged over multiple levels, the home provides flexible and practical living space suited to modern family life.

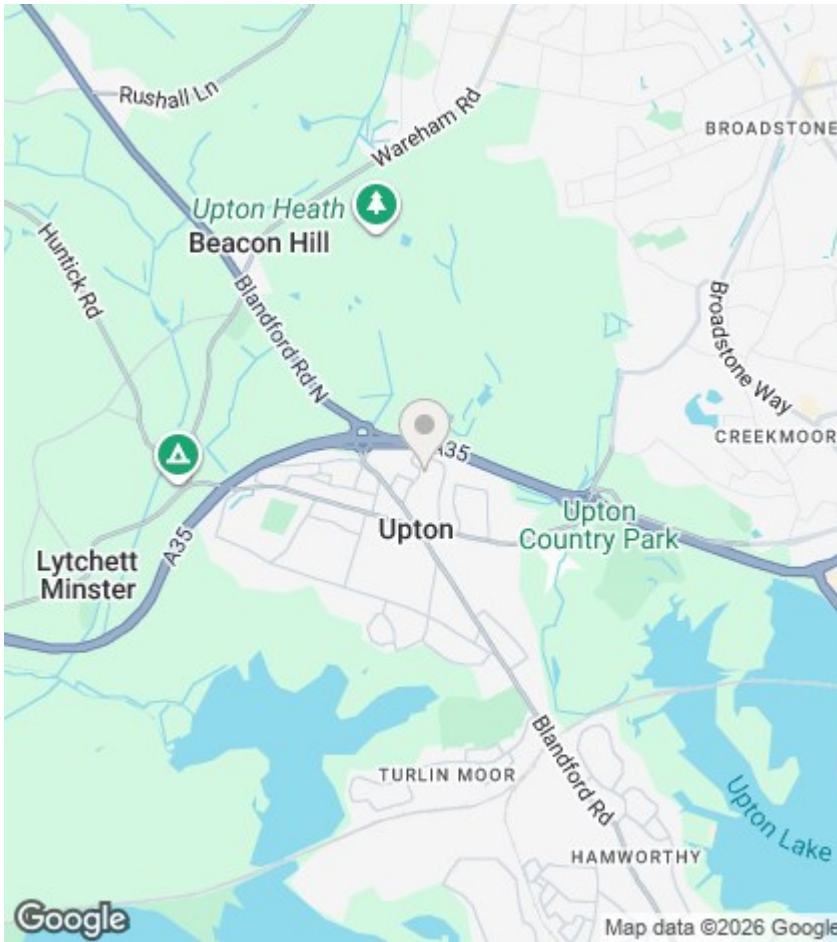
The ground floor features a bright and comfortable lounge which flows seamlessly into an open plan kitchen and dining area, creating a sociable and practical living space for everyday life and entertaining. Both a front porch and rear porch add valuable storage and everyday practicality, with the rear providing access to the garden.

On the first floor are three good sized bedrooms, including a bedroom with its own en suite shower room. A family bathroom serves the remaining bedrooms.

A standout feature of the home is the large basement, offering exceptional additional space. This area includes a separate storage room and a toilet, making it ideal for use as a home office, gym, hobby room, or further living space subject to requirements.

Outside, the property enjoys a pleasant and low maintenance rear garden. To the front, there is a private driveway with parking for two cars, along with the added benefit of a garage located in a nearby block.

Conveniently located close to local schools, shops, transport links and green spaces, this impressive home combines size, flexibility and practicality in a sought after Upton location. To arrange a viewing or for more information, please contact our Upton office.



## 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.

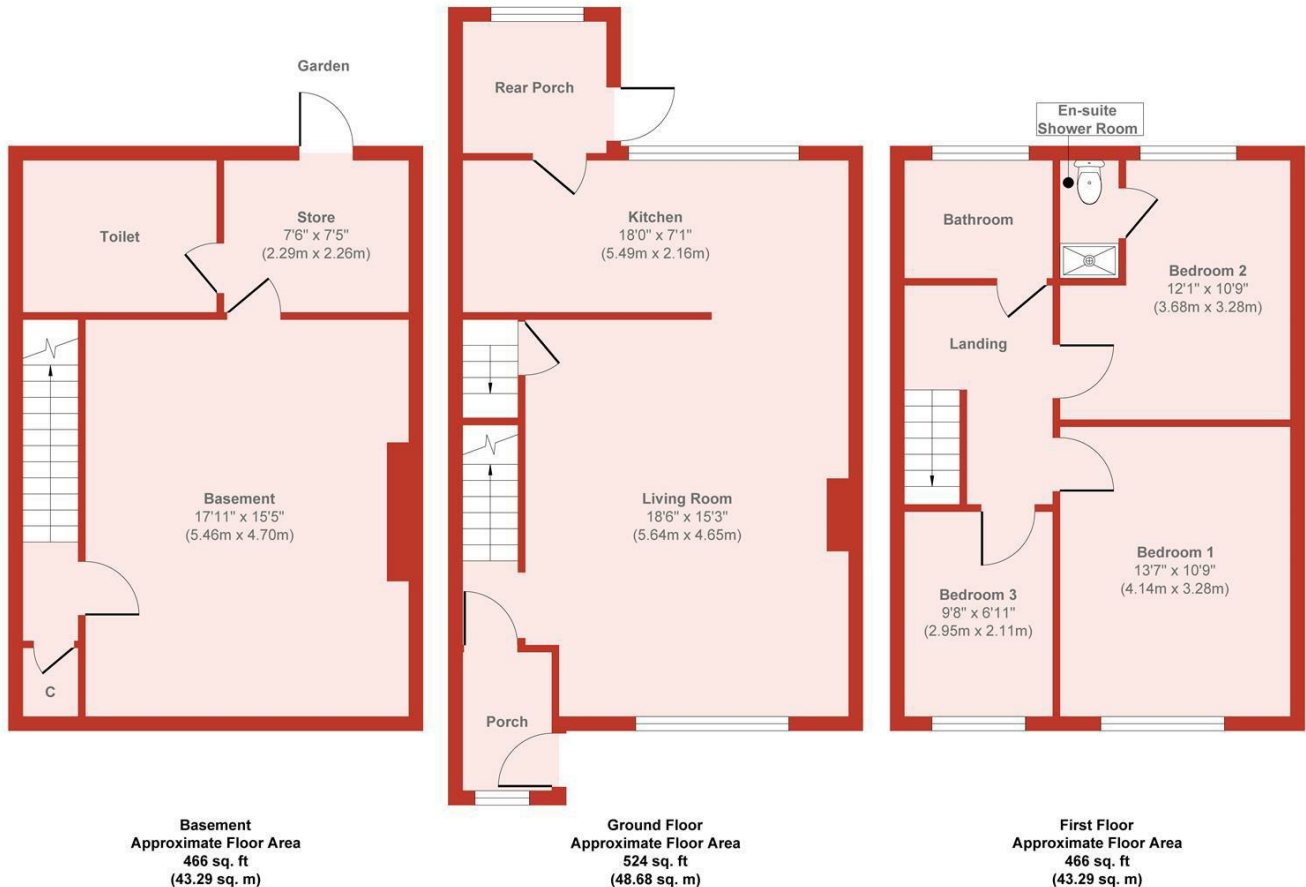
## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1456 sq. ft / 135.26 sq. m

Produced by Elements Property