



57 Tree Hamlets, Upton, Poole, BH16 5SB

**Asking Price £275,000**

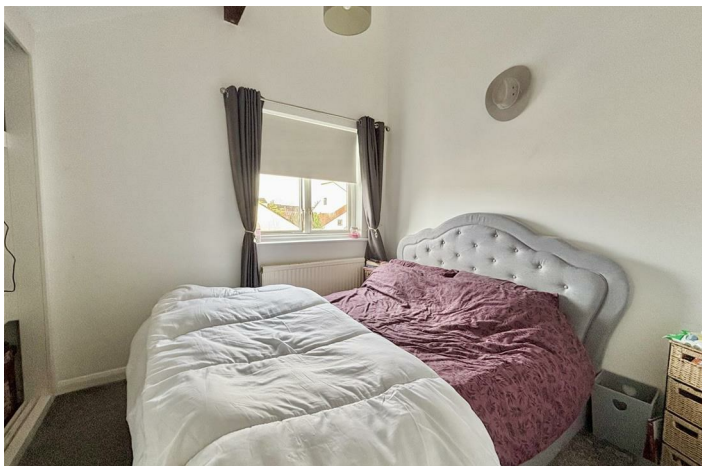
- Three Double Bedrooms
- Gas Central Heating
- Allocated Parking
- Lounge/Dining Room
- Walks Over Lytchett Bay
- Mediterranean Town House
- Enclosed Rear Garden
- Popular Development
- Favoured School Catchment
- No Forward Chain!

# 57 Tree Hamlets, Upton BH16 5SB

No Forward Chain! A quirky home situated within a popular 'Mediterranean' style development in Upton, near Poole. Benefitting from lovely walks over Lytchett Bay, an enclosed rear garden and allocated parking!



Council Tax Band: C



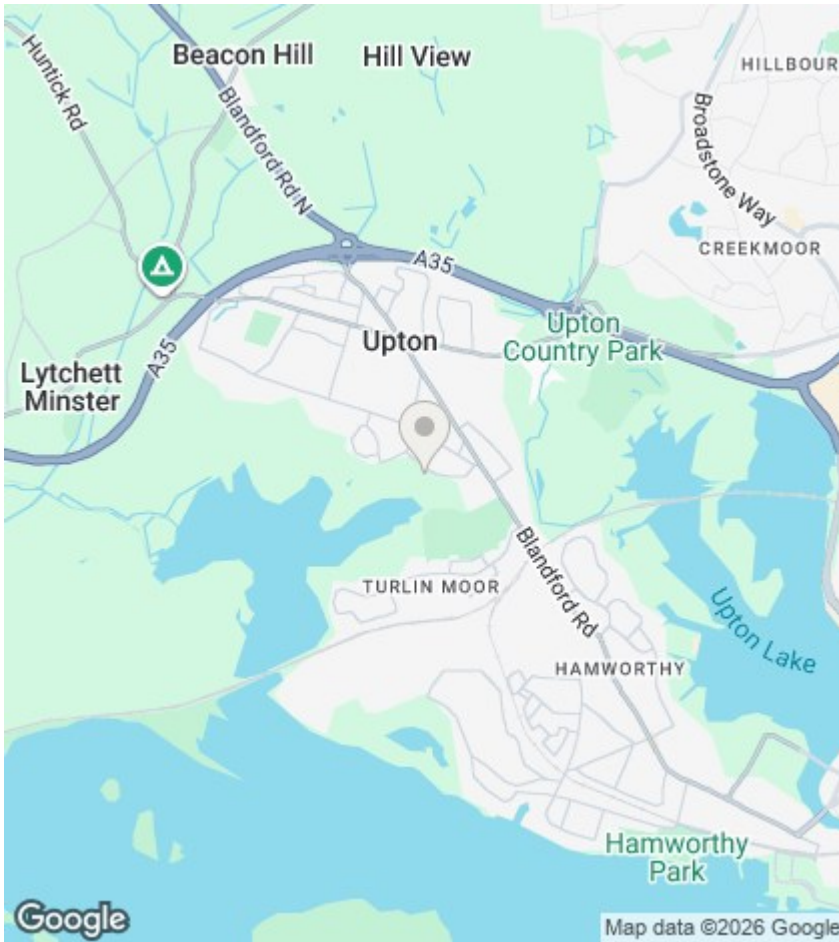
### Tree Hamlets

Properties in this development offer unique accommodation designed to suit a range of dynamics however, there's always a focus around a social living area. This home comprises three double bedrooms, a vaulted lounge/dining room, kitchen, downstairs toilet off the ground floor bedroom and a family bathroom upstairs.

Further benefits include a mature rear garden, allocated parking and gas central heating.

Alongside its tucked away position within this favoured development, the property is situated within easy reach of Lytchett Bay Nature Reserve - which is ideal for dog owners & those who enjoy the outdoors alike. We believe this property would make an ideal first time purchase or proposition for someone downsizing to a low maintenance home.

To arrange a viewing, or for more information, please call our Upton Office at your earliest convenience. For sale with no forward chain!



## 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.

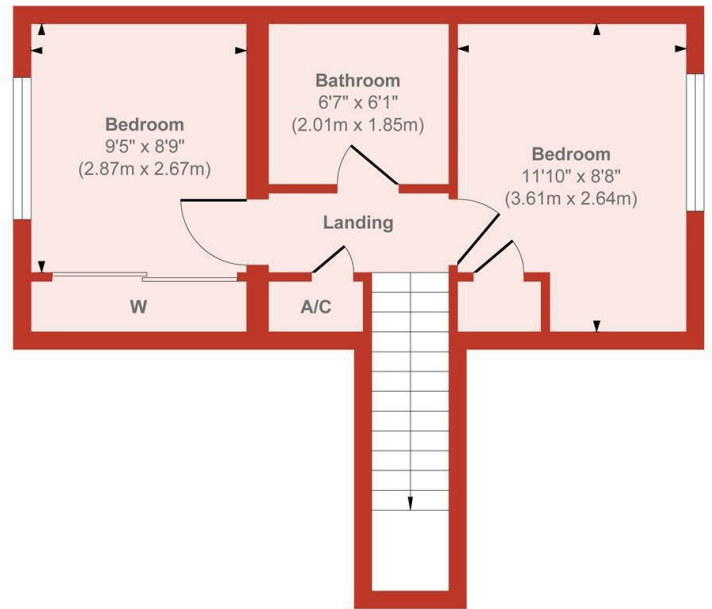
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approximate Floor Area  
442 sq. ft  
(41.06 sq. m)



**First Floor**  
Approximate Floor Area  
318 sq. ft  
(29.54 sq. m)

**Approx. Gross Internal Floor Area 760 sq. ft / 70.60 sq. m**  
Produced by Elements Property