



7 Bay Close, Upton, Poole, BH16 5LR

Asking Price **£495,000**

- Detached Bungalow
- Two/Three Bedrooms
- Double Garage
- Cul-de-Sac Location
- Rare Opportunity!
- Planning Granted - Ask for Details
- Approaching 0.5 Acre
- Off-Road Parking
- Close to Lytchett Bay
- No Forward Chain

Bay Close

Rarely do you find an opportunity of this nature! The sellers of this property have gone through the process of acquiring full planning permission to create a simply stunning & sizeable family home on this generous plot.

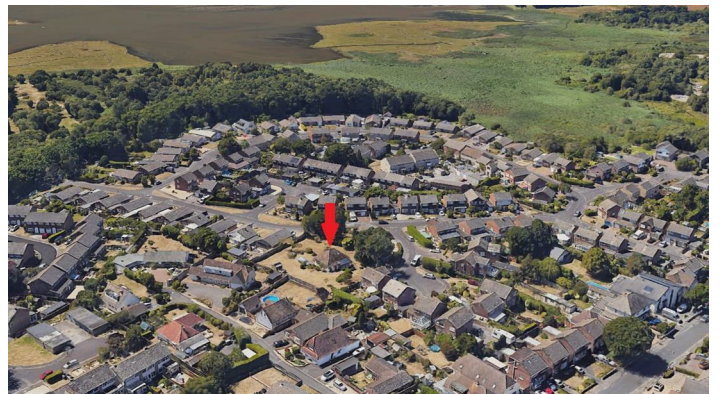
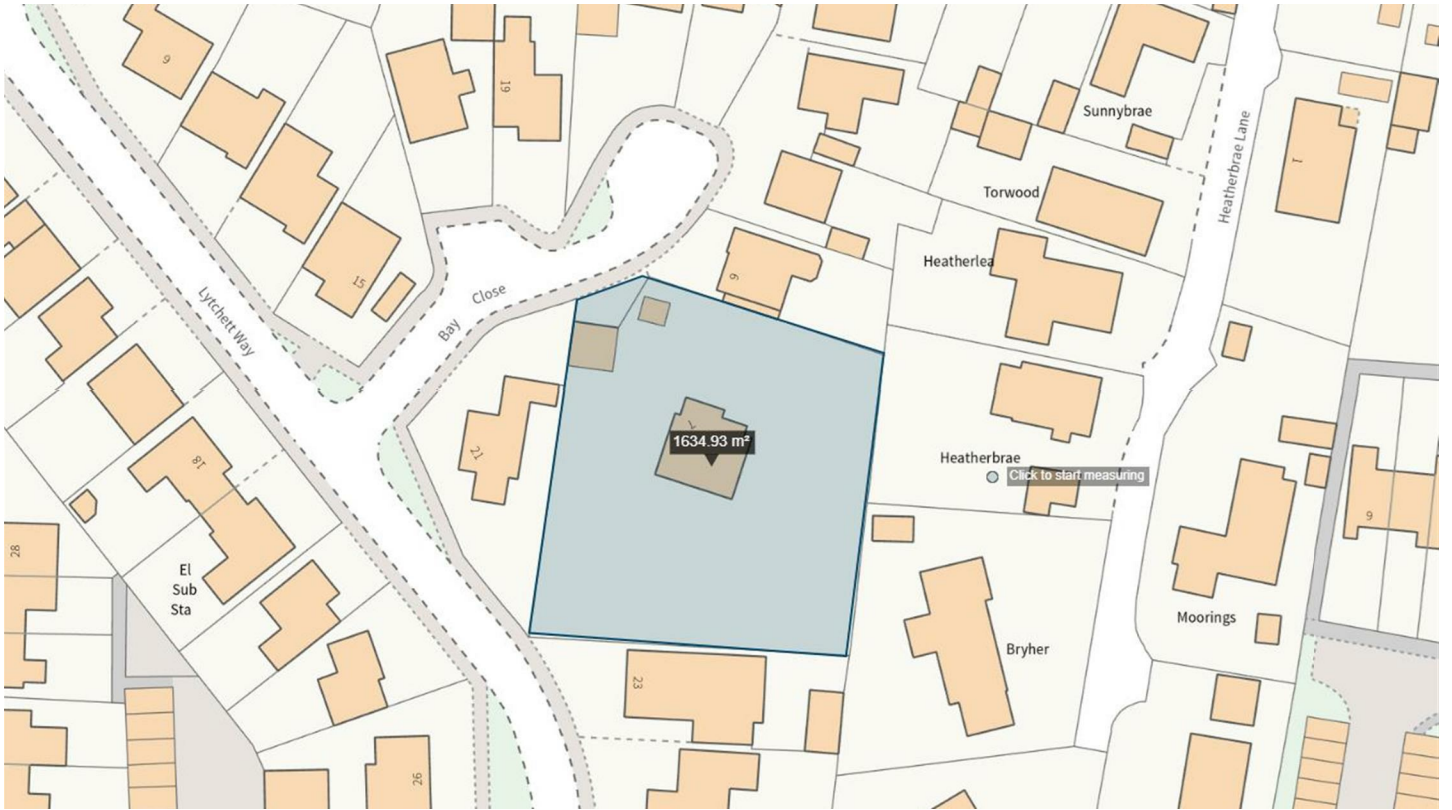
The existing property comprises three bedrooms (two of which are in the loft space), dining room, lounge with patio doors, kitchen, conservatory and shower room. It also has a double garage and off-road parking for two cars.

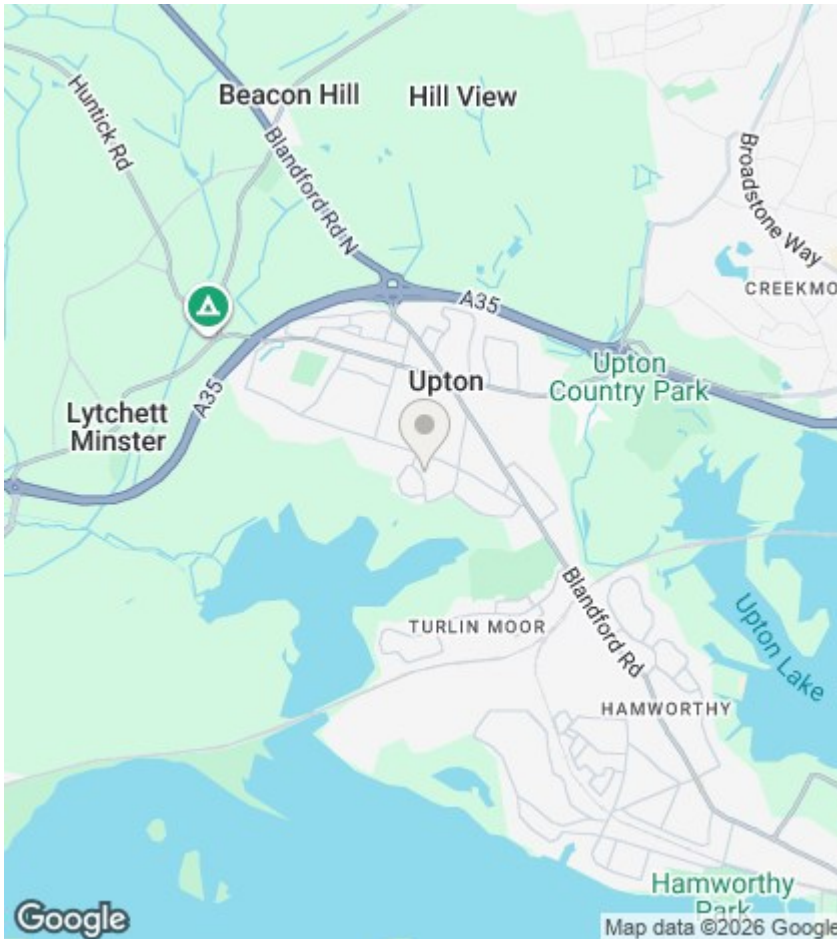
For all of the information pertaining to the planning permission, please follow this link: <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=288301>. As with any planning permission, it could be possible to alter the proposed scheme to suit your personal wishes/requirements for a home.

Positioned within gardens approaching half an acre, it's also worth noting that the proposed property would still benefit from a great sized garden. Bay Close is a quiet cul-de-sac within easy reach of Lytchett Bay Nature Reserve, ideal for those who enjoy having open green space on their doorstep.

For more information, or to arrange a viewing, please contact GREYS of Upton.







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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

