



21 Osprey Close, Upton, Poole, BH16 5FF

**Asking Price £360,000**

- End of Terrace House
- Built in 2017
- Aircon Throughout
- Solar Panels
- Attractive Development
- Three Bedrooms
- Landscaped Garden
- Great Garden Room
- Allocated Parking
- Vendor Suited!

# 21 Osprey Close, Poole BH16 5FF

We are delighted to offer for sale this fantastic 'Wyatt Homes' end of terrace built just a few years ago in Upton on the popular 'Frenchs Green' development. Parking for two cars!



Council Tax Band: C

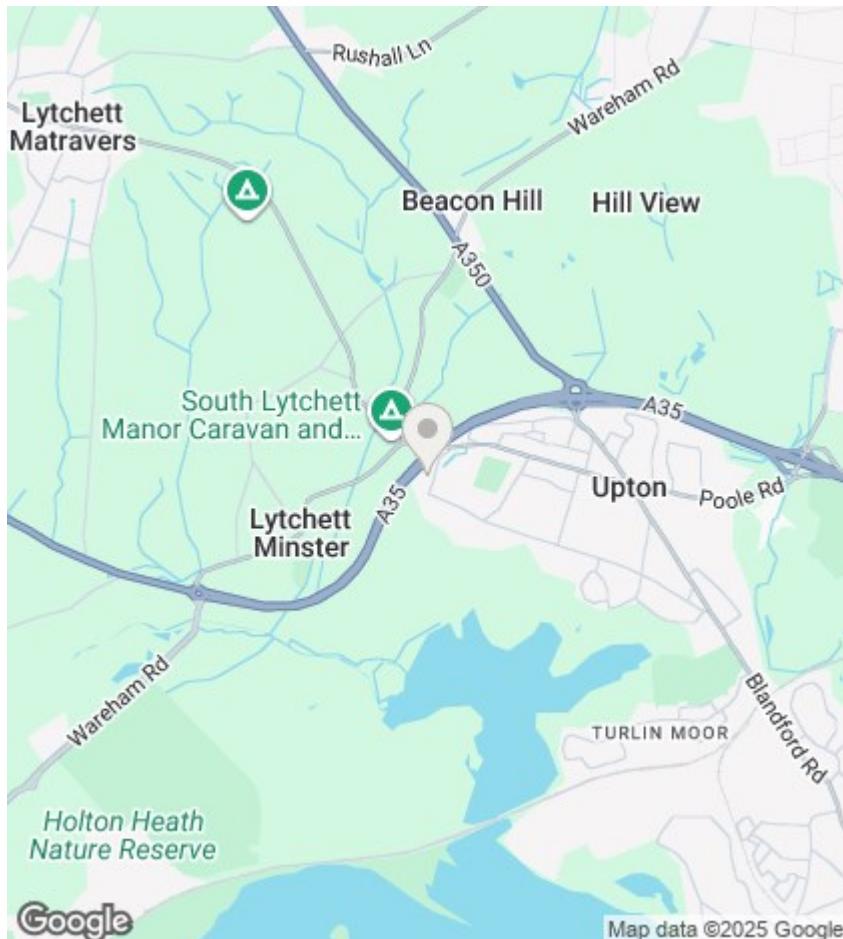


## Osprey Close

The property offers well-appointed accommodation comprising three bedrooms, a spacious lounge/dining room, a contemporary kitchen, ground floor cloakroom, en-suite shower room and a family bathroom.

A huge standout feature is the large 'garden room', ideal for entertaining in both the summer & winter months thanks to a aircon unit. The sellers have also recently installed a full set of solar panels with a storage battery. Further benefits include allocated parking for two cars, landscaped rear garden, EV charging point, gas central heating, double glazing and air conditioning throughout the rest of the home.

Conveniently positioned close to local amenities and situated within a highly regarded school catchment area, this property represents an outstanding opportunity and is anticipated to attract considerable interest.



## 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.

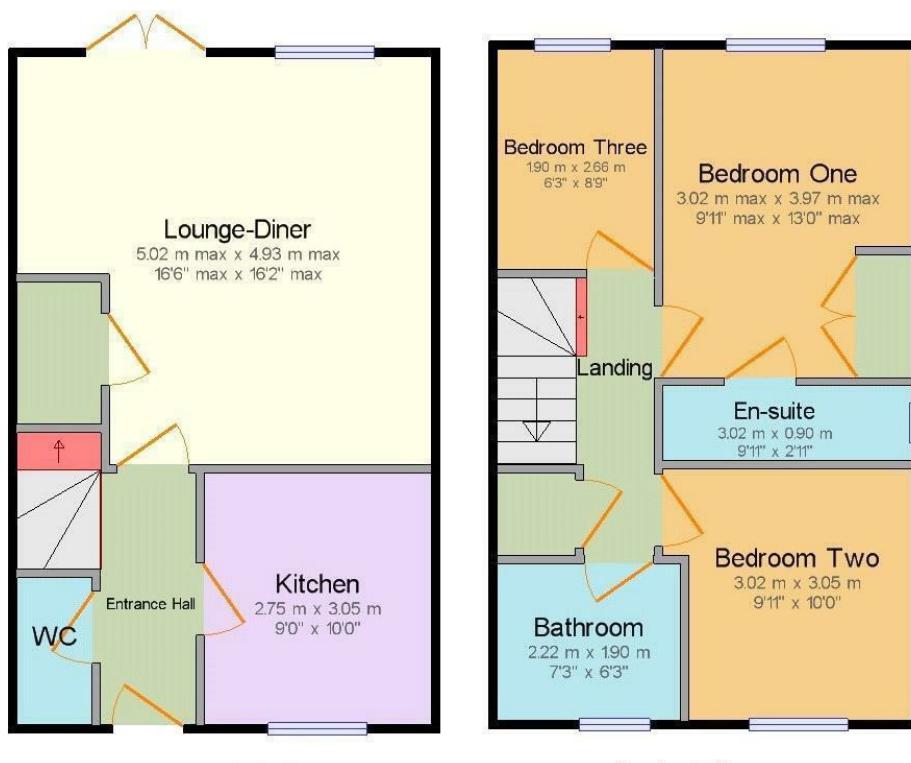
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(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	



Ground Floor

1st Floor

Total approx floor area: 81.5 m<sup>2</sup> (877.0 ft<sup>2</sup>)  
 Ground Floor: 40.6 m<sup>2</sup> (436.6 ft<sup>2</sup>)  
 1st Floor: 40.9 m<sup>2</sup> (440.4 ft<sup>2</sup>)