



11 Stirrup Close, Upton, Poole, BH16 5SS

Asking Price **£269,950**

- Two Double Bedrooms
- Gas Central Heating
- Well Presented
- Kitchen with Dining Area
- Ideal First Time Buy
- Staggered Terrace
- Cul-De-Sac Location
- Lovely Rear Garden
- Close To Upton Country Park
- No Forward Chain

# 11 Stirrup Close, Poole BH16 5SS

No Forward Chain! We are delighted to offer for sale this well presented, staggered terraced house situated in a quiet cul-de-sac in Upton.



Council Tax Band: C

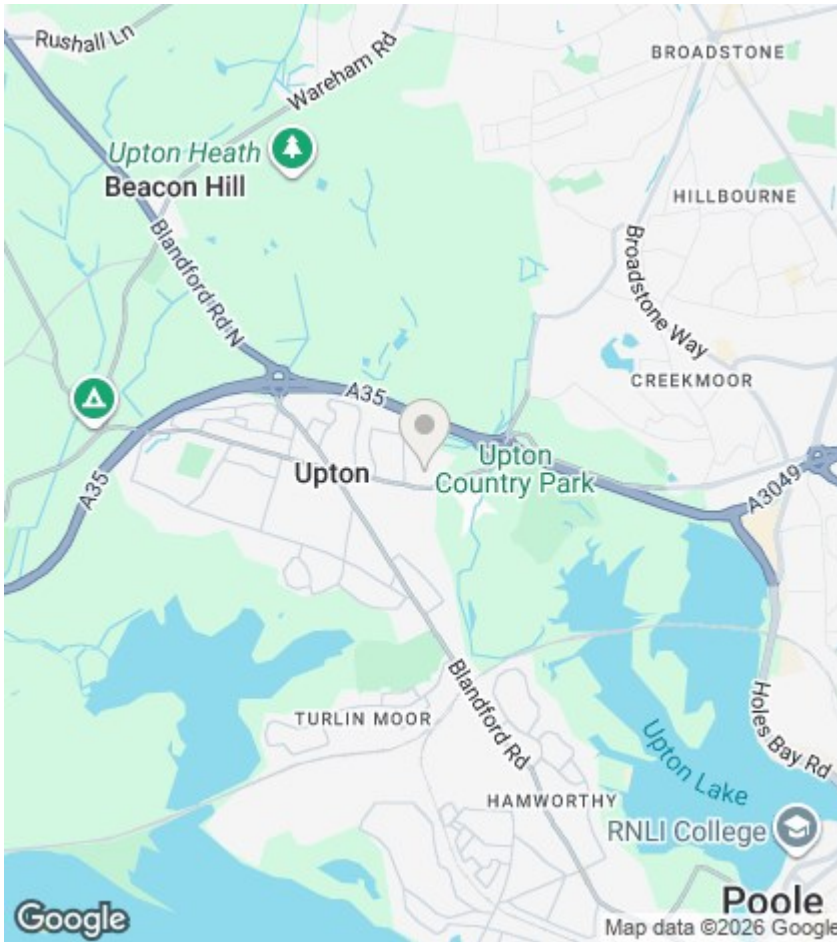


### Stirrup Close

Coming to the market with 'no forward chain', the spacious and well planned accommodation briefly comprises; entrance porch, two double bedrooms, lounge, kitchen, dining area and bathroom.

In our opinion, this property will make an ideal first time buy with further benefits to include; gas central heating, double glazing, a lovely rear garden and parking available in the cul-de-sac.

Situated close to Upton Country Park and within easy reach of local amenities and bus routes, we recommend internal viewings at your earliest convenience to avoid disappointment. This can be arranged by contacting 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.

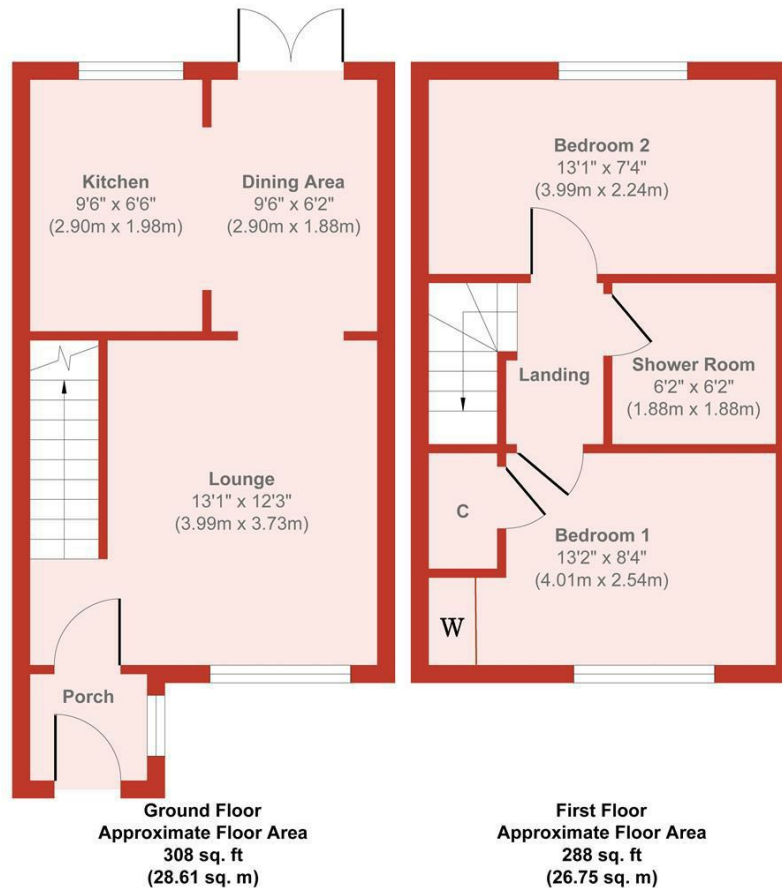
## Viewings

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		88
(81-91)	B		
(69-80)	C	69	
(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 596 sq. ft / 55.36 sq. m

Produced by Elements Property