



2a Greenway Crescent, Upton, Poole, Dorset, BH16 5RU

**Asking Price £320,000**

- Three Bedrooms
- South Facing Garden
- Kitchen/Dining Room
- Built In 2007
- Ideal Starter Family Home
- End of Terrace House
- Driveway
- Downstairs Toilet
- Well Presented
- Vendor Suited!

# 2a Greenway Crescent, Poole BH16 5RU

Vendor Suited! We are delighted to offer for sale this well presented starter family home with south facing garden, situated within the ever popular 'Frenchs Farm' development in Upton.



Council Tax Band: C



### Greenway Crescent

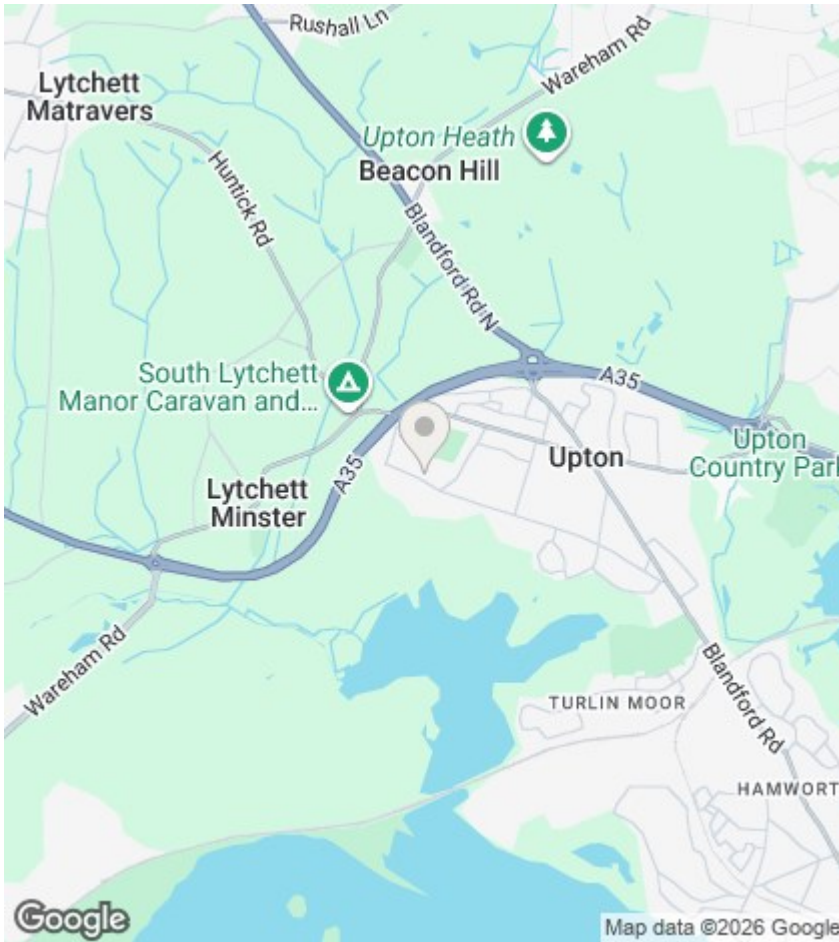
Built in 2007, the well planned and spacious accommodation briefly comprises; three bedrooms, living room, kitchen/dining room, family bathroom and downstairs toilet.

From the kitchen, there are french doors leading to a lovely south facing rear garden, which has been designed for low maintenance with artificial lawn and a side patio area with access gate and shed for outside storage. All is enclosed by panel fencing.

The property further benefits from gas central heating, UPVC double glazing, modern front door and a driveway with dropped kerb.

Situated within easy reach of local amenities and bus routes, the property falls within catchment for popular Upton and Lytchett Minster schools making it an ideal family home in our opinion.

With the vendor suited, we are expecting high volumes of interest and internal viewings come highly recommended to avoid disappointment. To arrange, or for further 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	74	79
(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	

