



49 Douglas Close, Poole, BH16 5HE

**Asking Price £295,000**

- Three Bedrooms
- Popular Location
- Gas Central Heating
- Modern Kitchen & Bathroom
- Gravel Driveway
- Terraced House
- Nice Garden
- Beautifully Presented
- Double Glazing
- Garage in a Block



# Douglas Close

We are delighted to offer for sale this really well presented terraced house with modern features throughout situated on a popular road in Upton, near Poole.



Council Tax Band: C

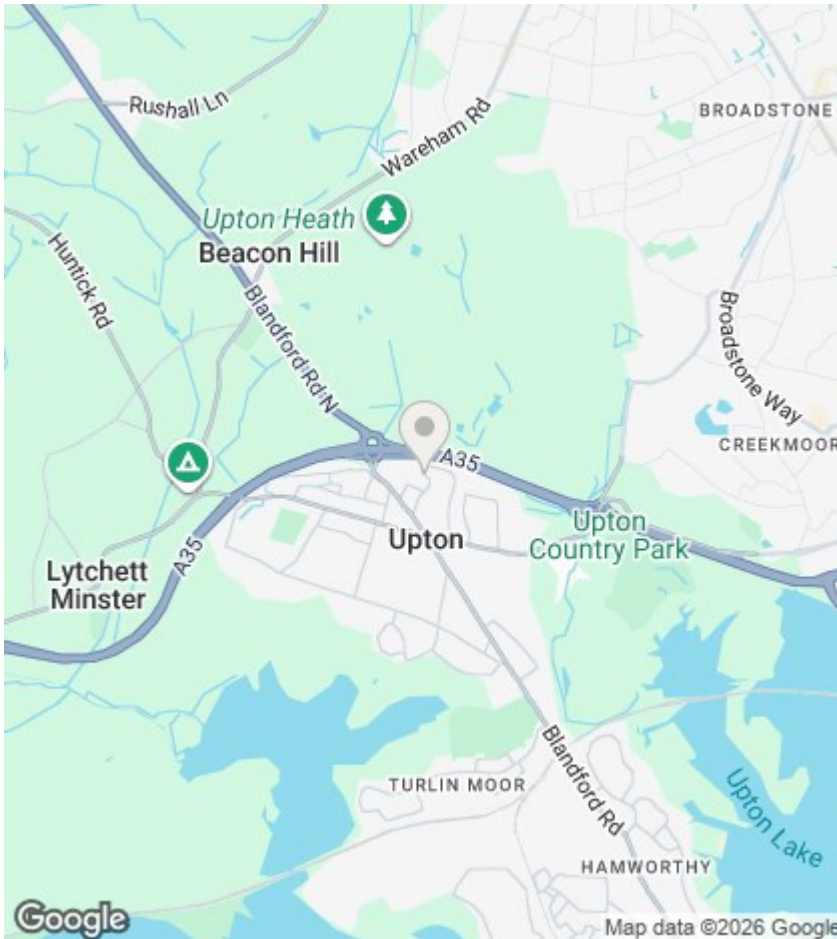


### Douglas Close

Carefully modernised throughout by the current owners, the immaculate accommodation briefly comprises; entrance hallway, three bedrooms, living room, stunning kitchen and modern family bathroom.

Further benefits include; gas central heating via modern gas boiler, double glazing, lovely rear garden, garage in a block and a driveway providing off road parking for one vehicle. There is ample, unrestricted street parking nearby for additional cars and visitors.

Situated close to local amenities, bus routes and inside catchment for quality local schools, this property is sure to be popular among first time buyers and young families. To arrange a viewing, or for more information, please contact our Upton office at your earliest convenience.



## 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.

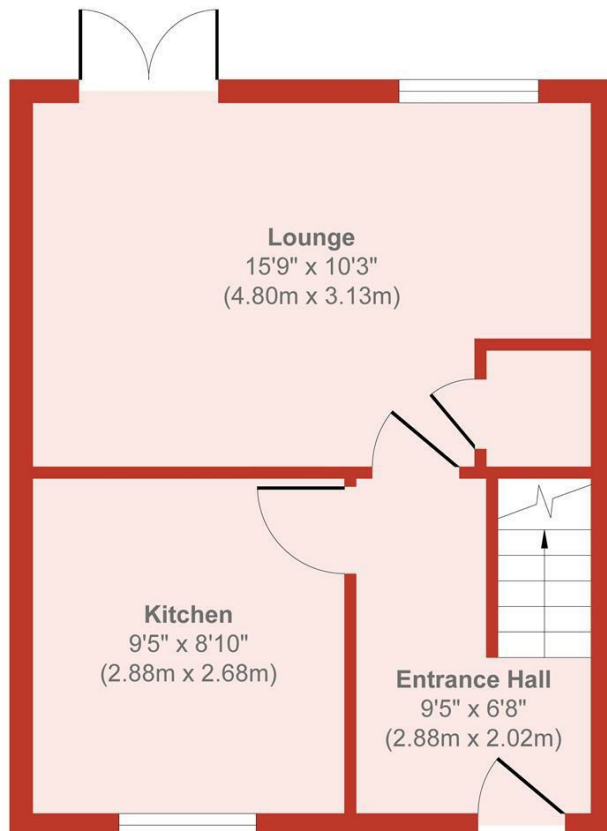
## Viewings

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

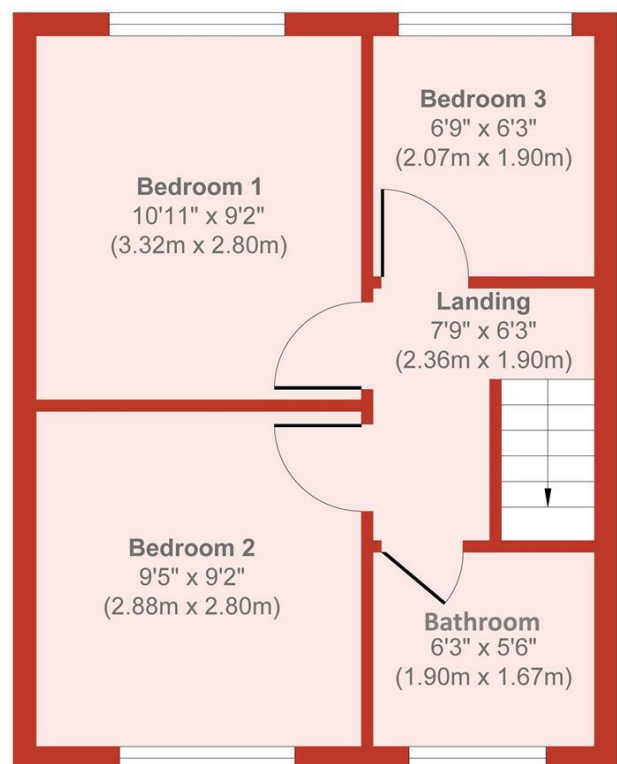
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor