



3 Bay Close, Upton, Poole, Dorset, BH16 5LR

**Asking Price £500,000**

- Four Bedrooms
- Double Garage
- Driveway
- Close To Lytchett Bay
- Gas Central Heating
- Detached Family Home
- Cul-De-Sac Position
- Redecorated Throughout
- New Carpets
- No Chain!

# 3 Bay Close, Poole BH16 5LR

No Chain! We are pleased to offer for sale this deceptively spacious detached family home, situated just a short walk to Lytchett Bay Nature Reserve.



Council Tax Band: E



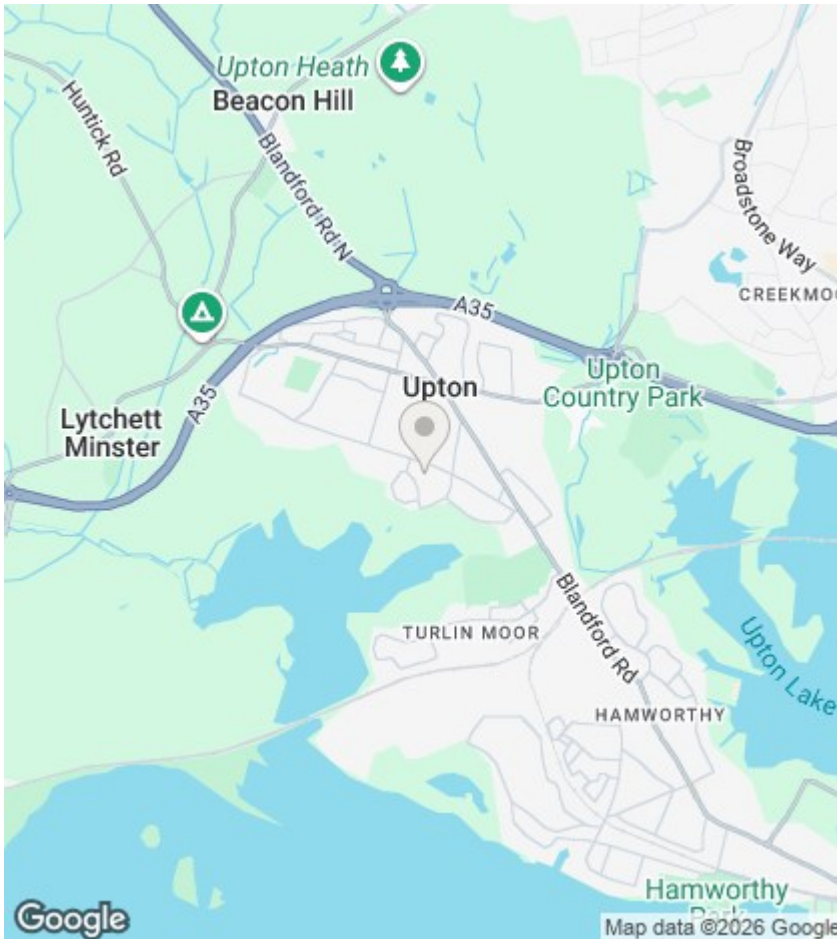
### Bay Close

The accommodation includes an generous entrance hall, spacious lounge, separate dining room with open access to the lounge, modern fitted kitchen, downstairs toilet, four well proportioned bedrooms and a family bathroom.

The property has been recently redecorated throughout and benefits from new carpets, making it ready for its next owners to move straight into.

Outside, there is a wrap-around garden providing manageable outdoor space, together with a double garage and ample off road parking.

Further benefits include double glazing throughout and a convenient location in a popular residential area. Situated in a cul-de-sac within catchment for Upton & Lytchett Minster Schools, viewings come highly recommended. To arrange, or for more 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

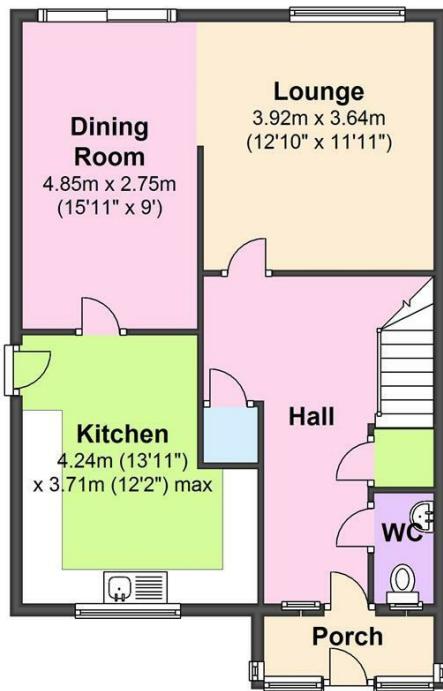
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

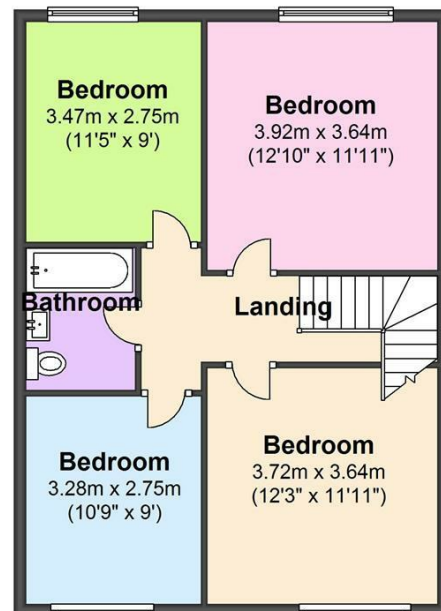
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor



## First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan includes any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 532500)

Plan produced using PlanUp.