



6 Holly Close, Upton, Poole, BH16 5RH

£350,000

- Two Double Bedrooms
- Sizeable Garden
- Cul-de-Sac Location
- Gas Central Heating
- Favoured Location
- Detached Bungalow
- Driveway & Garage
- Two Bath/Shower Rooms
- UPVC Double Glazing
- No Forward Chain

6 Holly Close, Poole BH16 5RH

Offered for sale with no onward chain, this lovely detached bungalow is situated in a quiet cul-de-sac and benefits from a sizeable rear garden.



Council Tax Band:



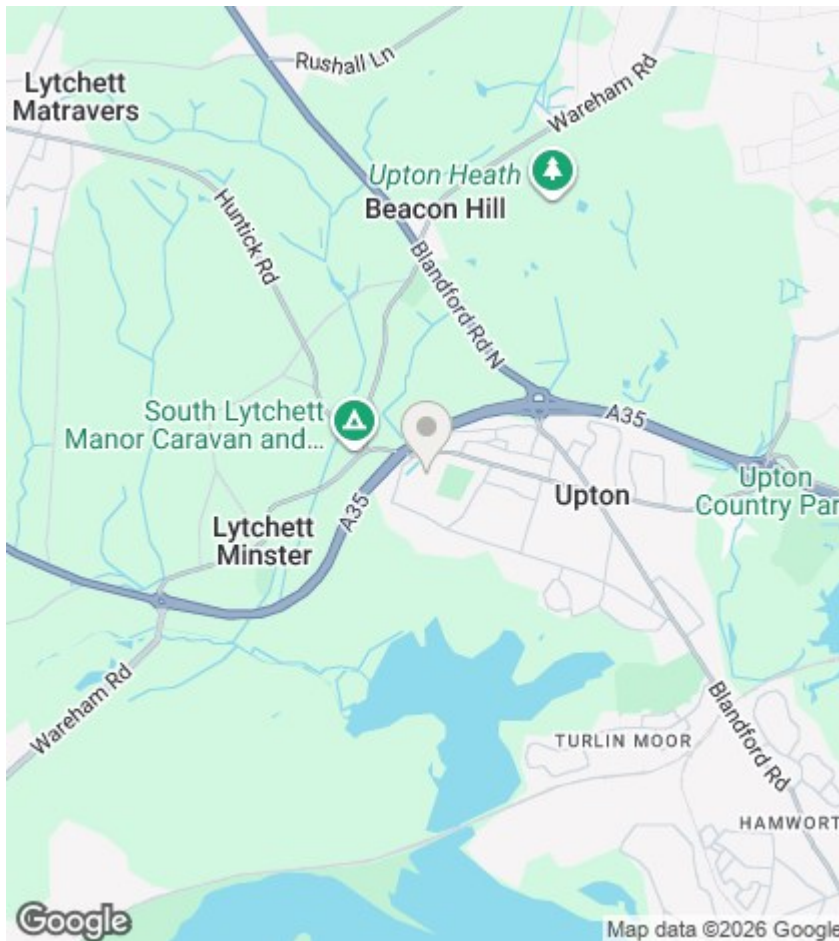
Holly Close

Positioned in a most desirable location, this property comprises: two double bedrooms, living room, conservatory, kitchen/breakfast room, en-suite shower room and main bathroom.

The garden is absolutely fantastic - there's a good sized area of patio as you exit from the conservatory and the rest of the sizeable space is laid to lawn. There's an array of outbuildings to include a greenhouse, a summer house and a further shed. Off-road parking is provided via a driveway and there's a single garage with a pitched roof above. Further benefits include gas central heating, UPVC double glazing and a generous loft space.

Situated within the popular 'Frenchs Farm' Development, this property is ideally located to enjoy the walks over Lytchett Bay Nature Reserve along with convenient local amenities & bus routes.

In our opinion, this property has to be viewed in order to appreciate what is on offer. To arrange a viewing, or for more information, please contact our Upton Branch 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

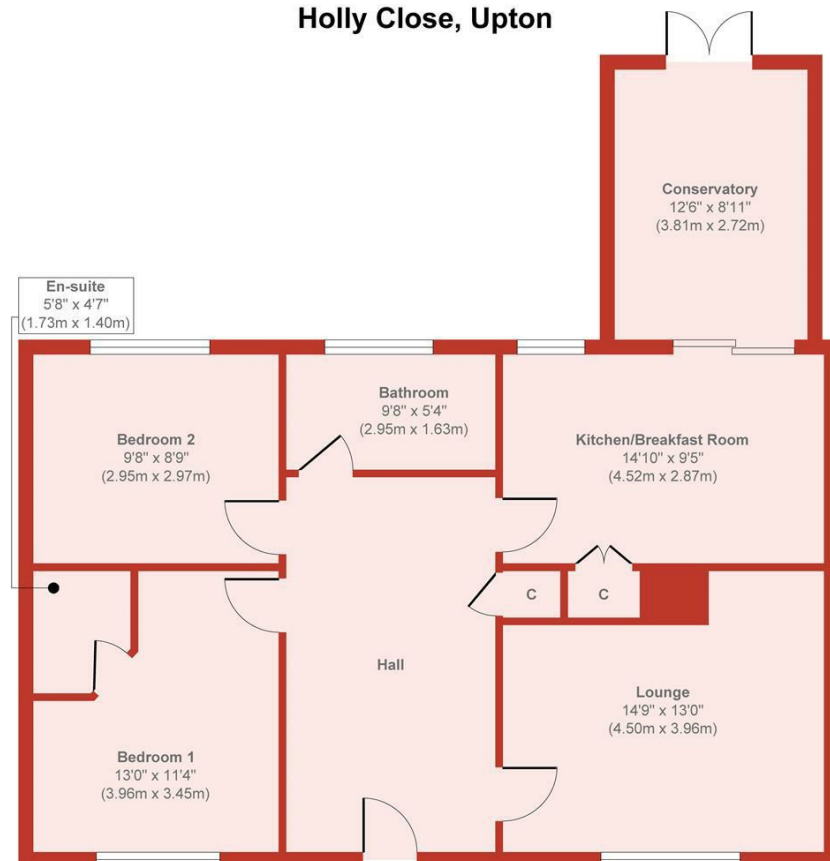
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Holly Close, Upton



Floor Plan
Approx. Gross Internal Floor Area 956 sq. ft / 88.81 sq. m
 Produced by Elements Property