



60 Redwood Road, Upton, Poole, Dorset, BH16 5QD

**Asking Price £264,500**

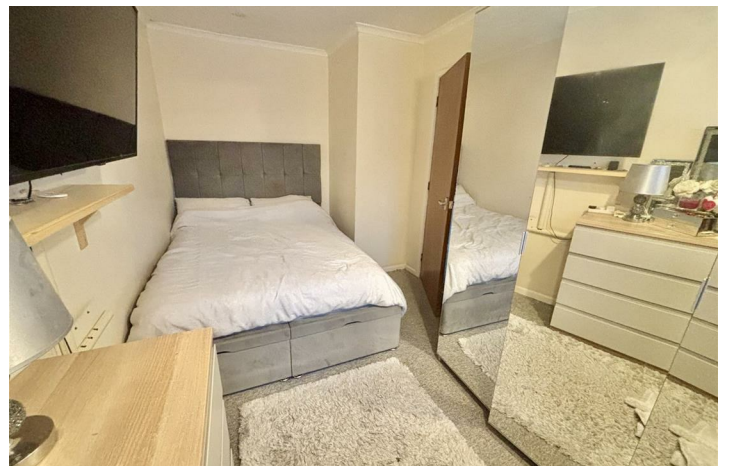
- Two Double Bedrooms
- Garage in a Block
- Low Maintenance Garden
- UPVC Double Glazing
- Well Presented
- End Of Terrace
- Gas Central Heating
- Ideal FTB or BTL
- Popular Location
- No Forward Chain

# 60 Redwood Road, Poole BH16 5QD

NO FORWARD CHAIN! We are delighted to offer for sale this end of terrace property situated within a popular development in Upton, near Poole.



Council Tax Band: B



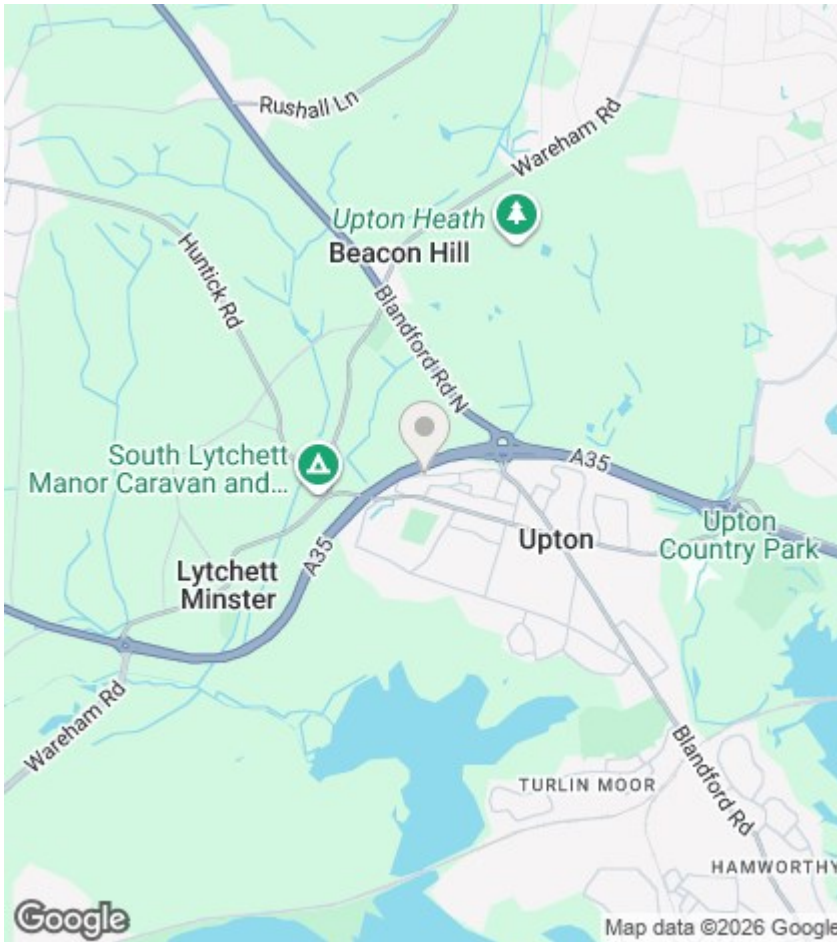
### Redwood Road

In our opinion, this property would make an ideal first time purchase or buy to let investment. Briefly, the home comprises: two double bedrooms (bedroom one has fitted wardrobes), living room, kitchen/breakfast room and main bathroom.

The garden is majority laid to paving and lawn for ease of maintenance and there is a gate providing rear access. Further benefits include gas central heating, garage in a block and UPVC double glazing.

The property is positioned within the ever sought after 'Beacon Park' development of Upton. A host of favoured local amenities are within easy reach and there's also well regarded schooling within walking distance.

Offered for sale with no onward chain, we are anticipating high levels of interest. Internal viewing is encouraged at your earliest convenience - to arrange, or for more information, please contact our Upton Branch.



### 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.

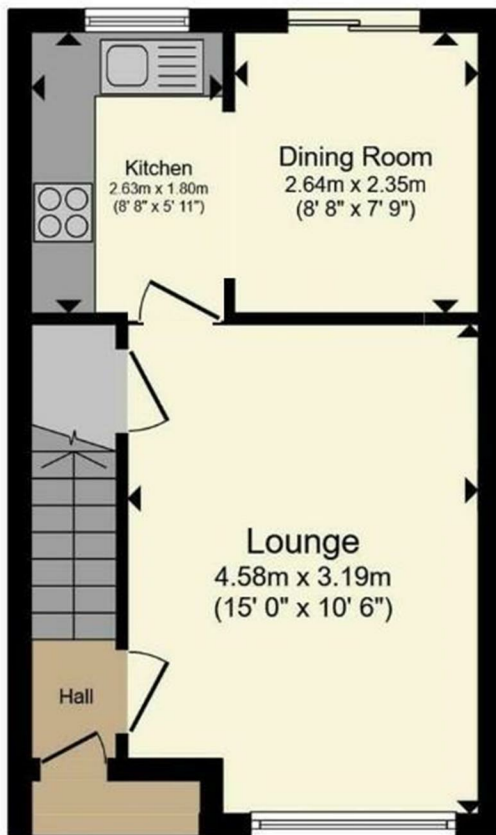
### Viewings

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

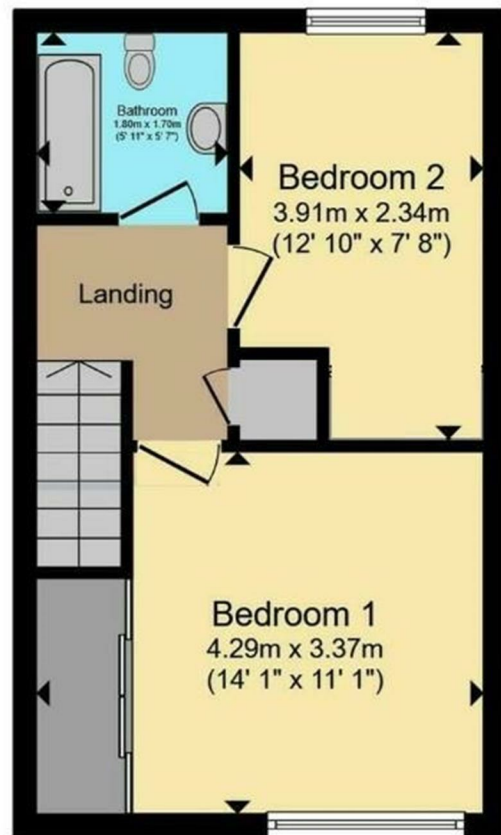
### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(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**