

7 Bay Close, Upton, Poole, BH16 5LR

Asking Price **Guide Price £450,000**

- Detached Bungalow
- Two/Three Bedrooms
- Double Garage
- Cul-de-Sac Location
- Planning Granted - 4,000 sq ft Home
- Rare Opportunity!
- Approaching 0.5 Acre
- Off-Road Parking
- Close to Lytchett Bay
- No Forward Chain

# 7 Bay Close, Poole BH16 5LR

NO FORWARD CHAIN! We are delighted to offer for sale this exciting opportunity to acquire a detached bungalow situated on plot approaching half an acre, with huge potential to extend STPP.



Council Tax Band: D



## Bay Close

Rarely do you find an opportunity of this nature! A well proportioned, detached bungalow occupying a most generous plot - ideal for those looking to extend (STPP) and create a fantastic family home.

The existing property comprises three bedrooms (two of which are in the loft space), dining room, lounge with patio doors, kitchen, conservatory and shower room. It also has a double garage and off-road parking for two cars.

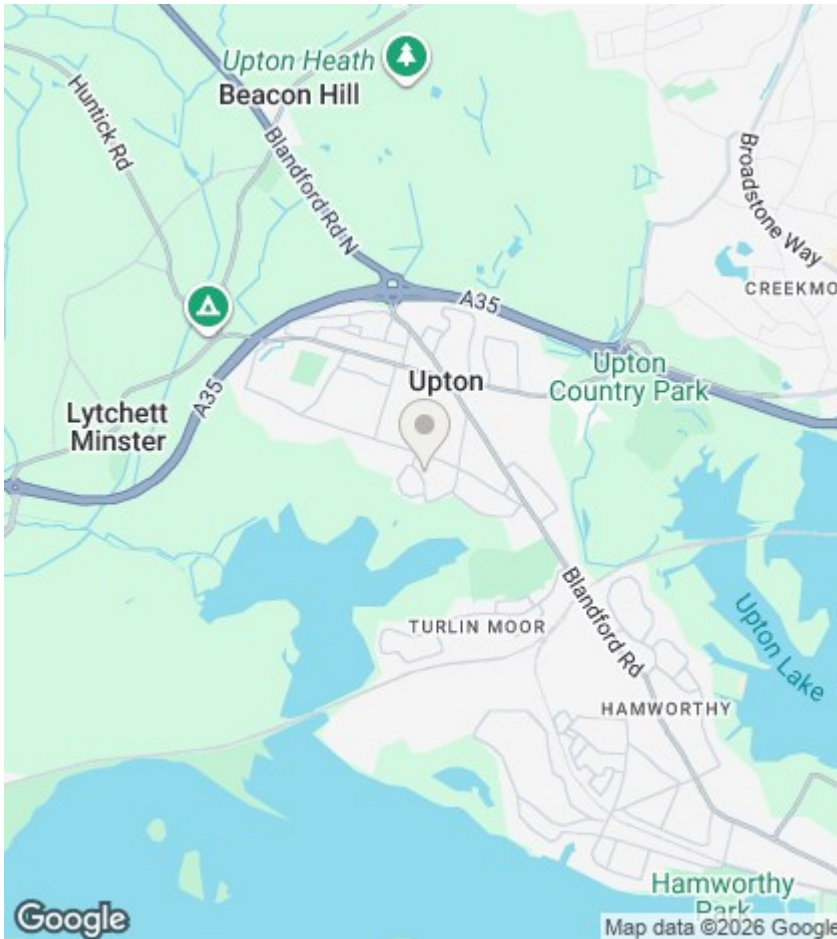
Positioned within gardens approaching half an acre, we believe this to be very well suited to prospective purchasers who value a feeling of space around them or have a particular interest in gardening. Bay Close is a quiet cul-de-sac within easy reach of Lytchett Bay Nature Reserve along with a host of other favoured amenities.

In addition, the sellers have obtained planning permission for a home that extends to approx 4,000 sq ft. For all of the information pertaining to the planning permission, please follow this link: <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=288301>. As with any planning permission, it could be possible to alter the proposed scheme to suit your personal wishes/requirements for a home.

For more information, or to arrange a viewing, please contact GREYS of Upton.







## 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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

