



18 Hickory Close, Upton, Poole, BH16 5QJ

Asking Price £275,000

- Two Double Bedrooms
- Entrance Porch
- Garage in a Block
- Gas Central Heating
- Ideal FTB or BTL
- Semi-Detached House
- Low Maintenance Garden
- Cul-de-Sac Location
- UPVC Double Glazing
- No Forward Chain

18 Hickory Close, Poole BH16 5QJ

Offered for sale with no onward chain, this well presented home is positioned within a cul-de-sac location overlooking a green.



2



1



1



D

Council Tax Band: B



Hickory Close

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

The garden is majority laid to hardstanding for ease of maintenance and there is a personal gate leading out to the garage in a block. Further benefits include a useful entrance porch, gas central heating 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.

Lounge

14'10" x 10'10"

Kitchen/Dining Room

13'11" x 8'07" (4.24m x 2.62m)

Bedroom One

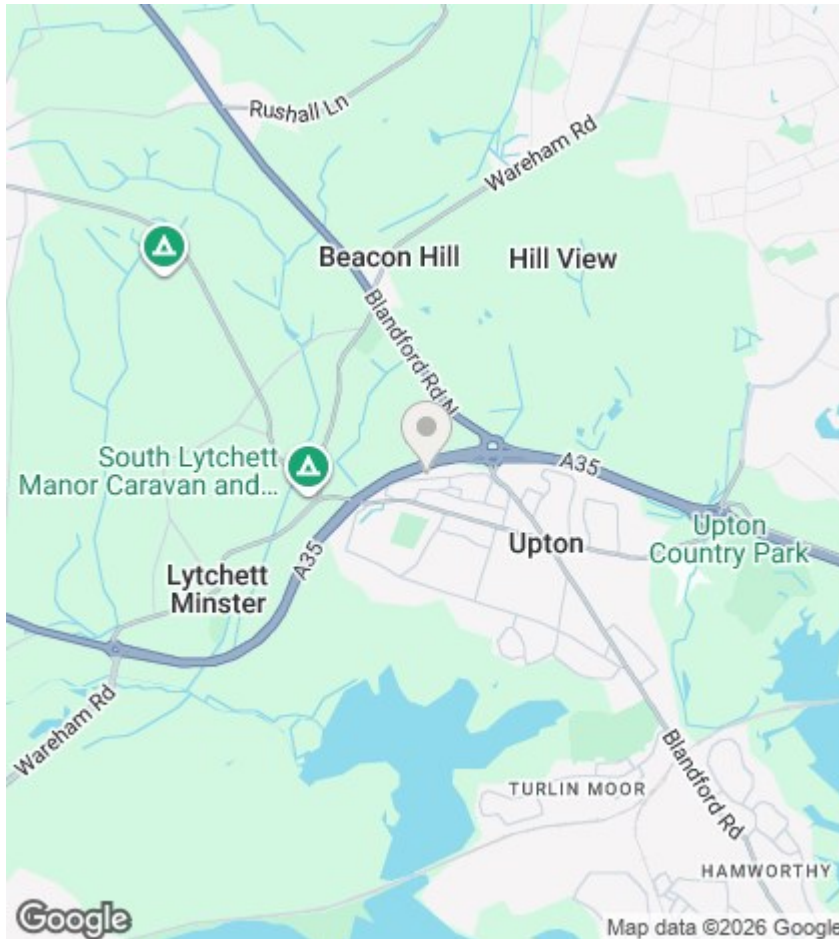
11'08" x 10'11" (3.56m x 3.33m)

Bedroom Two

10'11" x 7'07" (3.33m x 2.31m)

Bathroom

5'10" x 5'06" (1.78m x 1.68m)



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.

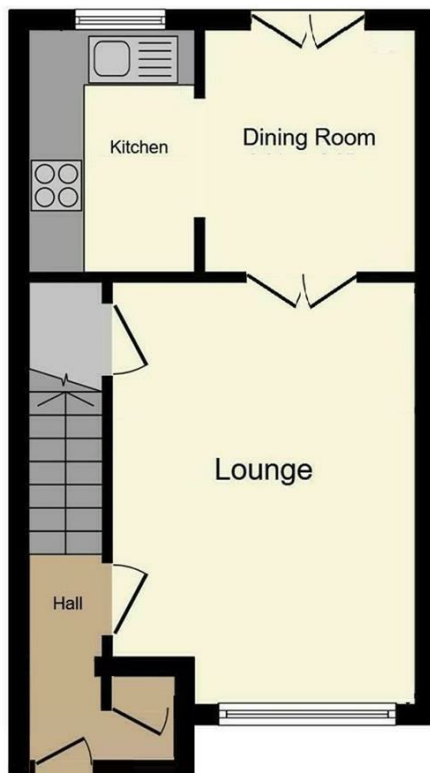
Viewings

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

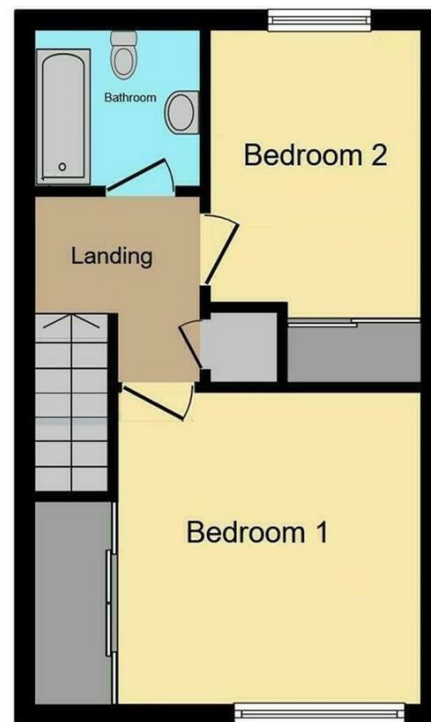
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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