



67 Tree Hamlets, Upton, Poole, BH16 5SB

Asking Price **£269,950**

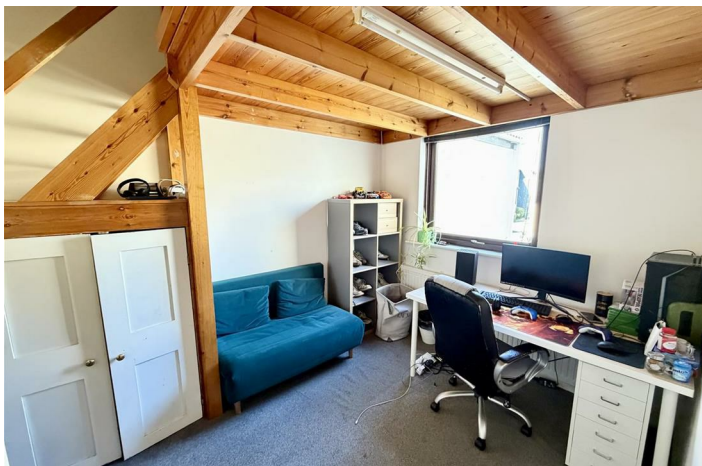
- Two Double Bedrooms
- Lovely Rear Garden
- Popular Development
- UPVC Double Glazing
- Ideal FTB
- Living Room with French Doors
- Parking for Two Cars
- Close to Lytchett Bay
- Gas Central Heating
- No Forward Chain

# 67 Tree Hamlets, Upton BH16 5SB

Offered for sale with no onward chain, this quirky town house benefits from parking for two cars and a lovely rear garden.



Council Tax Band: C



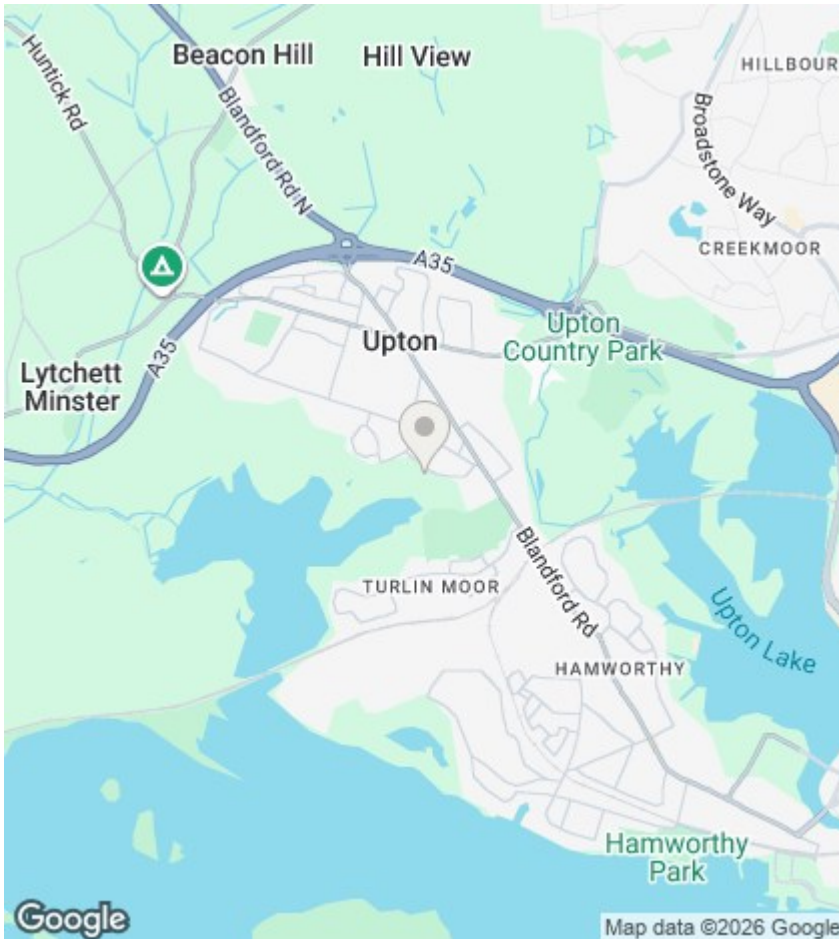
### Tree Hamlets

The properties in this development offer unique accommodation designed to suit a range of dynamics however, there's always a focus around a social living area. This home comprises two double bedrooms, a vaulted lounge/dining room, kitchen and main bathroom. It's worth noting, the bedroom on the first floor also has a useful mezzanine area that could serve a range of purposes.

Further benefits include a lovely rear garden, allocated parking, gas central heating and UPVC double glazing.

Alongside its tucked away position within this favoured development, the property is situated within easy reach of Lytchett Bay Nature Reserve - which is ideal for dog owners & those who enjoy the outdoors alike. We believe this property would make an ideal first time purchase or proposition for someone downsizing to a low maintenance home.

To arrange a viewing, or for more information, please call our Upton Office 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:

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

## Tree Hamlets, Upton

