



3 Oakley Gardens, Upton, Poole, BH16 5SE

Asking Price £275,000

- Two Double Bedrooms
- Modern Kitchen
- Pleasant Rear Garden
- Gas Central Heating
- Ideal FTB or BTL
- Terraced House
- Downstairs Toilet
- Allocated Parking Space
- UPVC Double Glazing
- No Forward Chain!

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No Forward Chain! An immaculately presented, terraced house situated within an attractive cul-de-sac development - ideal first time purchase.



Council Tax Band: C



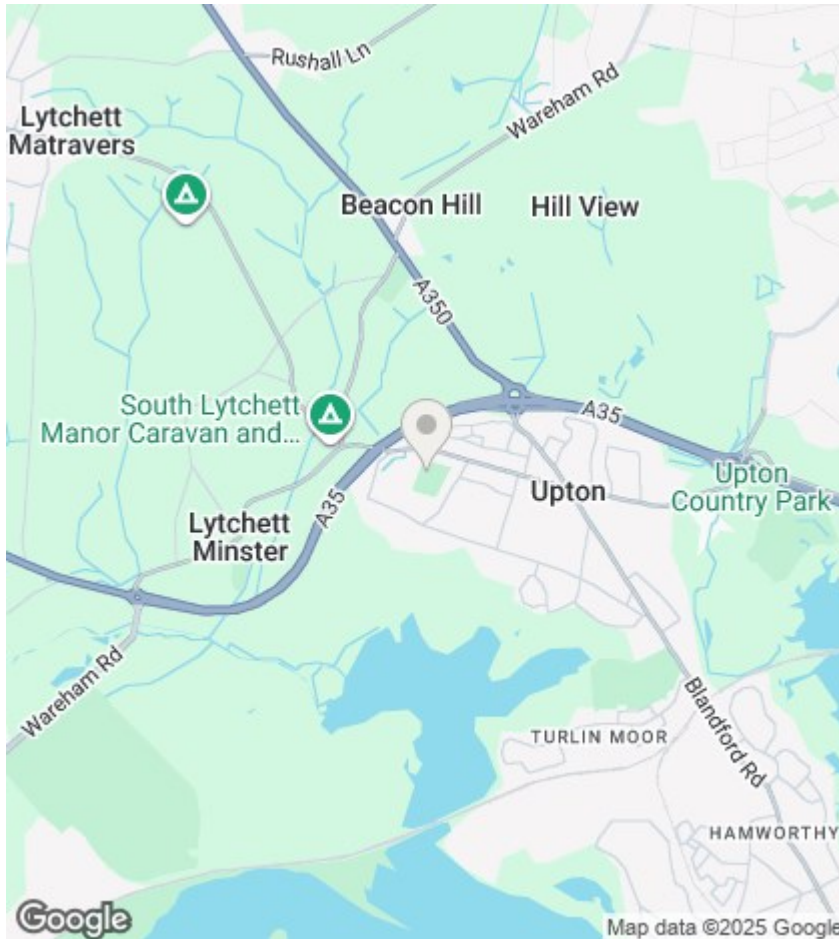
Oakley Gardens

Having received a considerable overhaul by the current owner, this property offers a fantastic opportunity to acquire a low maintenance first time buy or buy to let investment.

Briefly, the property comprises: two double bedrooms, living room, modern kitchen/breakfast room, downstairs toilet and main bathroom.

Further benefits include an allocated parking space, enclosed rear garden with storage shed, gas central heating, UPVC double glazing and a position close to favoured local amenities & frequent bus routes.

Internal viewing is encouraged at your earliest opportunity in order to avoid disappointment! To arrange, or for more information, please call our Upton office.



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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

