



54 Beacon Park Road, Upton, Poole, BH16 5PE

**Asking Price £260,000**

- Three Bedrooms
- Requiring Updating Throughout
- Downstairs Toilet
- Popular Location
- Gas Central Heating
- End of Terrace House
- Garage in a Block
- Enclosed Rear Garden
- Ideal First Time Purchase
- No Forward Chain

# 54 Beacon Park Road, Poole BH16 5PE

**NO FORWARD CHAIN!** This end of terrace house is situated within the ever popular 'Beacon Park' development and requires modernisation throughout.



Council Tax Band: C



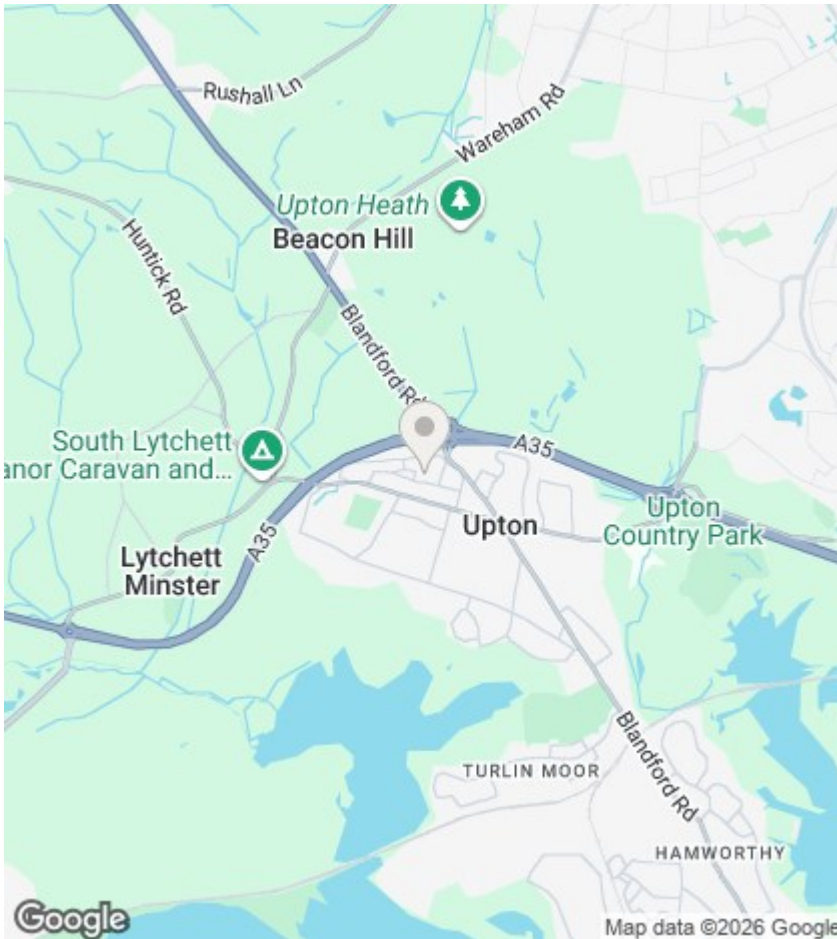
### Beacon Park Road

Briefly, the well planned accommodation comprises: three bedrooms, living room, kitchen/breakfast room, family bathroom and downstairs toilet.

Further benefits include a garage in a block, enclosed rear garden and UPVC double glazing.

The property is now in need of a degree of modernisation, which we believe represents a fantastic opportunity for a buyer looking to utilise their skills and make something their own.

Situated close to a host of favoured amenities, this property would make an ideal first time purchase. To arrange a viewing, or for more information, please call 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.

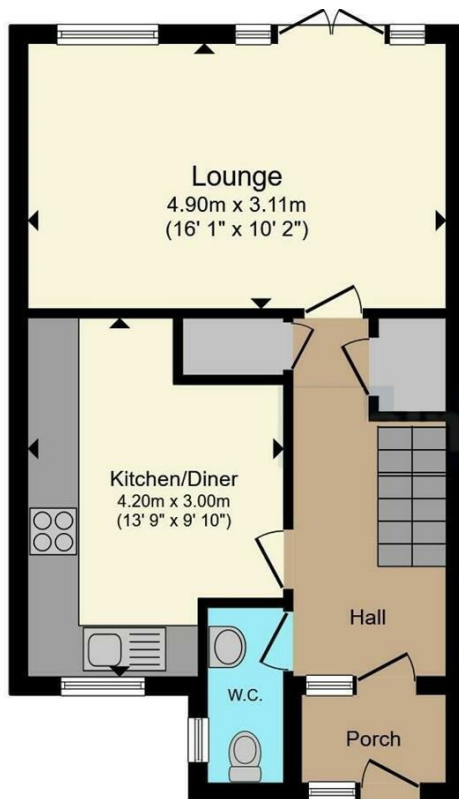
## Viewings

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

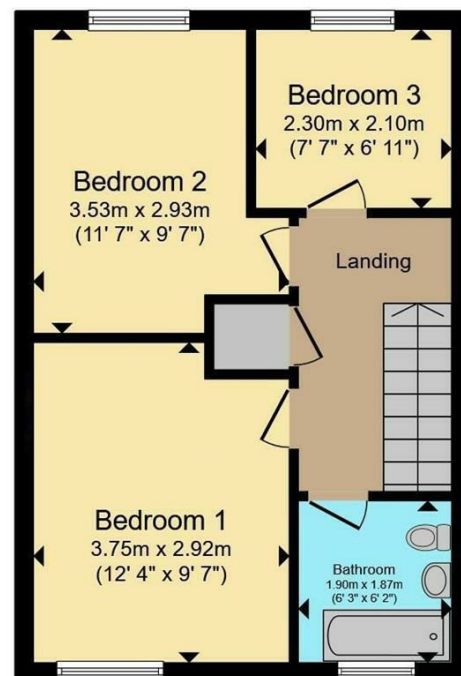
## EPC Rating:

E

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>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(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	



**Ground Floor**



**First Floor**

Total floor area 76.1 sq.m. (819 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.