GREYS

ESTATE AGENTS









2 Ash Close, Upton, Poole, Dorset, BH16 5QE

Asking Price £310,000

- Three Bedrooms
- Modernised Throughout
- Wrap Around Garden
- Modern Kitchen & Bathroom
- Cul-De-Sac Location
- End Of Terrace House
- Gas Central Heating
- Garage
- Well Presented
- Popular 'Beacon Park' Location

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
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We are pleased to offer for sale this well presented three bedroom end of terrace home, situated in a cul-de-sac in Upton and occupying a generous wrap around corner plot.

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Council Tax Band: C







Ash Close

Updated throughout, the property offers modern accommodation ideal for families, first time buyers or anyone looking for a property they can move straight in to.

The ground floor comprises an entrance hall leading into a spacious lounge, providing a comfortable and versatile space for everyday living. To the rear, a bright conservatory offers an additional space overlooking the garden. The modern fitted kitchen provides ample worktop and storage space, along with integrated appliances including a gas hob, oven, dishwasher, and fridge. There is also space for a family dining table. A refurbished downstairs toilet adds further practicality.

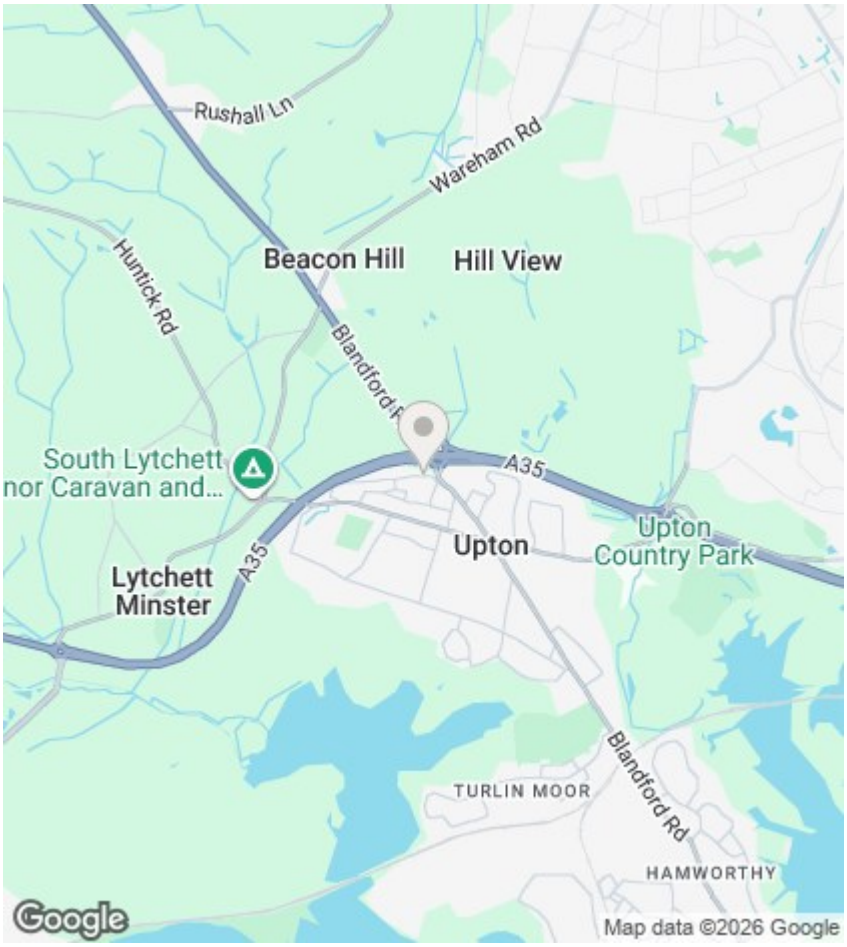
Upstairs, the property has two double bedrooms and a good sized single bedroom, suitable as a child's room, guest room, or home office. One of the double bedrooms benefits from fitted wardrobes, while the family bathroom has been updated with modern fittings and spotlights.

Further improvements include new flooring throughout, with laminate downstairs and carpets upstairs, as well as a modern combi boiler, upgraded pipework, and new radiators.

Outside, the property benefits from a larger than average wrap around garden with lawn, patio and slate shingle areas, making good use of the corner plot and providing plenty of outdoor space. A rear gate gives direct access to the garage located in a nearby block, offering additional storage or parking.

The property is conveniently located within the popular Upton and Lytchett school catchment areas, close to local amenities and transport links.

Well maintained and modernised throughout, early viewing is recommended - To arrange, or for more information, please contact our Upton office.



Agents Note

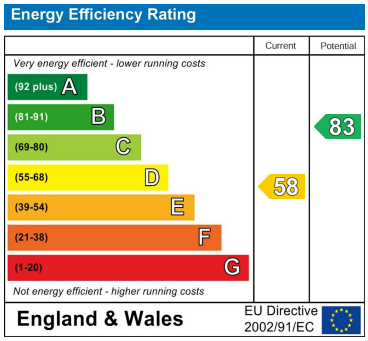
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

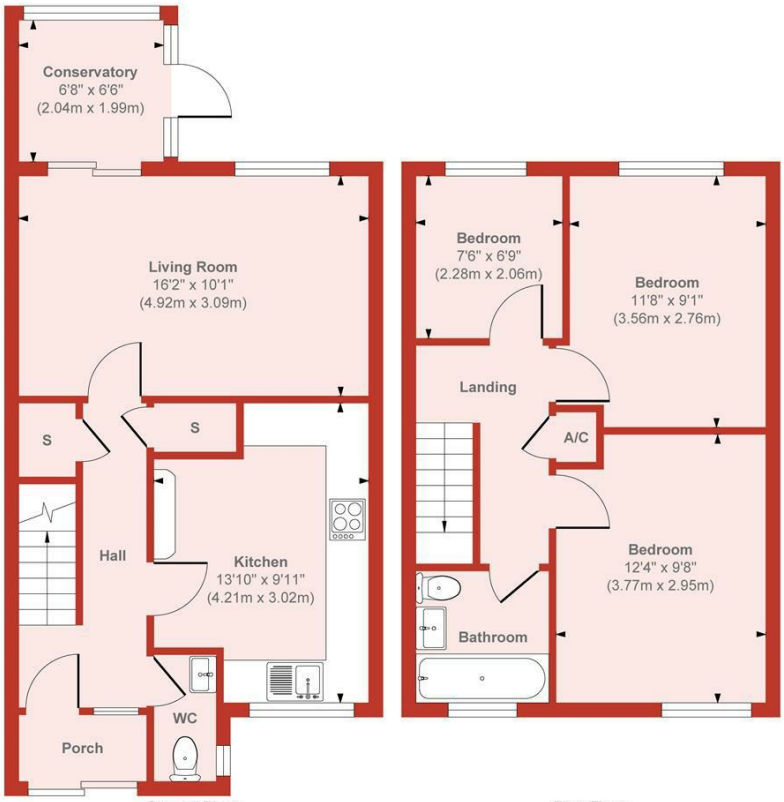
Viewings

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

EPC Rating:

D





Ground Floor
Approximate Floor Area
469 sq. ft
(43.60 sq. m)

First Floor
Approximate Floor Area
392 sq. ft
(36.40 sq. m)

Approx. Gross Internal Floor Area 861 sq. ft / 80.00 sq. m

Produced by Elements Property

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