



61 Tree Hamlets, Upton, Poole, BH16 5SB

**Asking Price £269,950**

- Two Double Bedrooms
- Unique Development
- Allocated Parking
- Gas Central Heating
- New Carpets Throughout
- End of Terrace Town House
- Mature Rear Garden
- Close to Lytchett Bay
- UPVC Double Glazing
- No Forward Chain



# 61 Tree Hamlets, Poole BH16 5SB

A unique & well looked after home situated within a favoured 'Mediterranean' style development. Benefitting from an enclosed rear garden and allocated parking!



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, conservatory and main bathroom.

Further benefits include a mature 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.

### Kitchen

12'00" x 7'02" (3.66m x 2.18m)

### Lounge/Dining Room

16'11" x 11'10" (5.16m x 3.61m)

### Conservatory

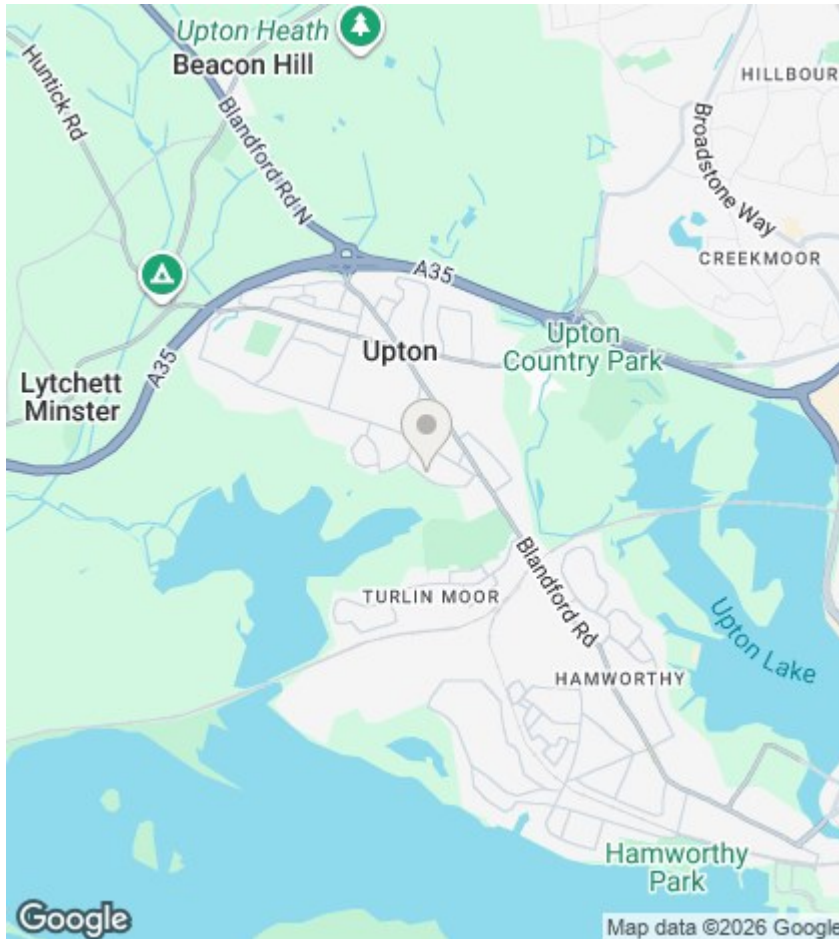
11'02" x 9'05" (3.40m x 2.87m)

### Bedroom Two

11'09" x 10'04" (3.58m x 3.15m)

### Bedroom One

12'00" x 8'00" (3.66m x 2.44m)



## 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

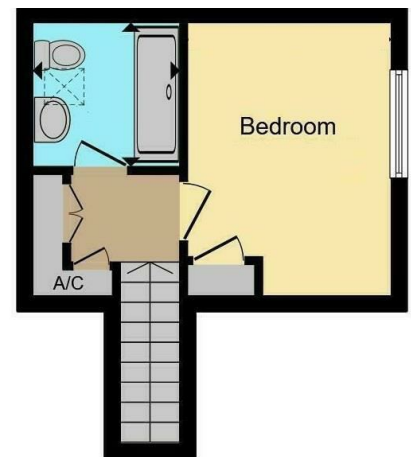
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## 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	



**Ground Floor**



**First Floor**