



3 Hop Close, Upton, Poole, Dorset, BH16 5RG

**Asking Price £325,000**

- Two Double Bedrooms
- Beautifully Presented
- Conservatory
- Modern Kitchen & Bathroom
- Spacious Throughout
- Semi Detached House
- South Facing Garden
- Garage In a Block
- Popular Location
- No Forward Chain!



## 3 Hop Close, Poole BH16 5RG

NO FORWARD CHAIN! We are delighted to offer for sale this beautifully presented, semi detached house with conservatory and south facing garden in Upton, near Poole.



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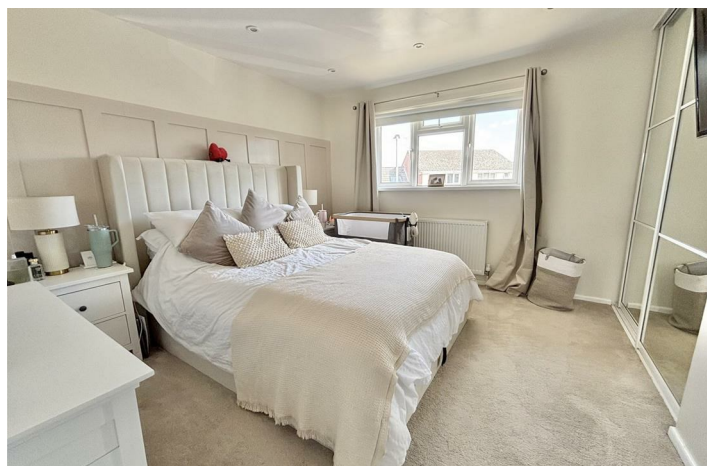


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C

Council Tax Band: C



### Hop Close

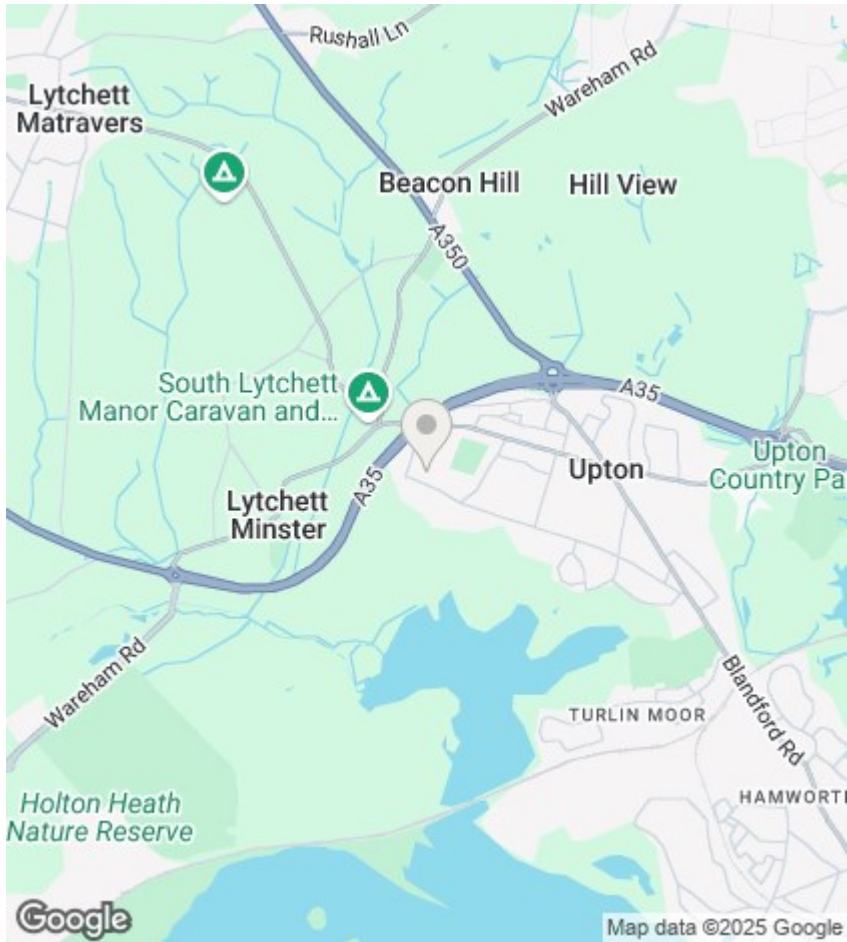
This simply stunning two double bedroom, semi detached home is ideally located in the sought after area of Frenchs Farm in Upton. Perfect for first time buyers, downsizers, or young families, this fantastic property provides modern living with a peaceful, green outlook.

Inside, there's a stylish new kitchen with integrated appliances and a contemporary new bathroom, both finished to a high standard. The light filled living space flows seamlessly into a generous conservatory, which is the perfect spot to relax or entertain while enjoying views over the private, south facing garden. Backing onto mature trees, the garden has a tranquil, leafy backdrop and excellent privacy.

The property further benefits from an air conditioning unit, double glazing throughout, and gas central heating via a modern boiler, ensuring comfort and efficiency all year round. Outside, there's a garage in a nearby block, off road parking available at the front, and easy access to local amenities, schools and transport links.

This charming home combines modern comforts, convenience, and a beautiful setting. To arrange a viewing, 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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	

