



13 Firsway, Upton, Poole, BH16 5HU

Asking Price £215,000

- Ground Floor Flat
- Private Garden
- Immaculately Presented
- Gas Central Heating
- On-Road Parking Readily Available
- Two Double Bedrooms
- Garage in a Block
- Modern Bathroom
- Updated UPVC Double Glazing
- Vendor Suited

13 Firsway, Poole BH16 5HU

VENDOR SUITED! An immaculately presented, ground floor apartment that is conveyed with a **PRIVATE GARDEN** and **GARAGE**.



2



1



1



D

Council Tax Band: B

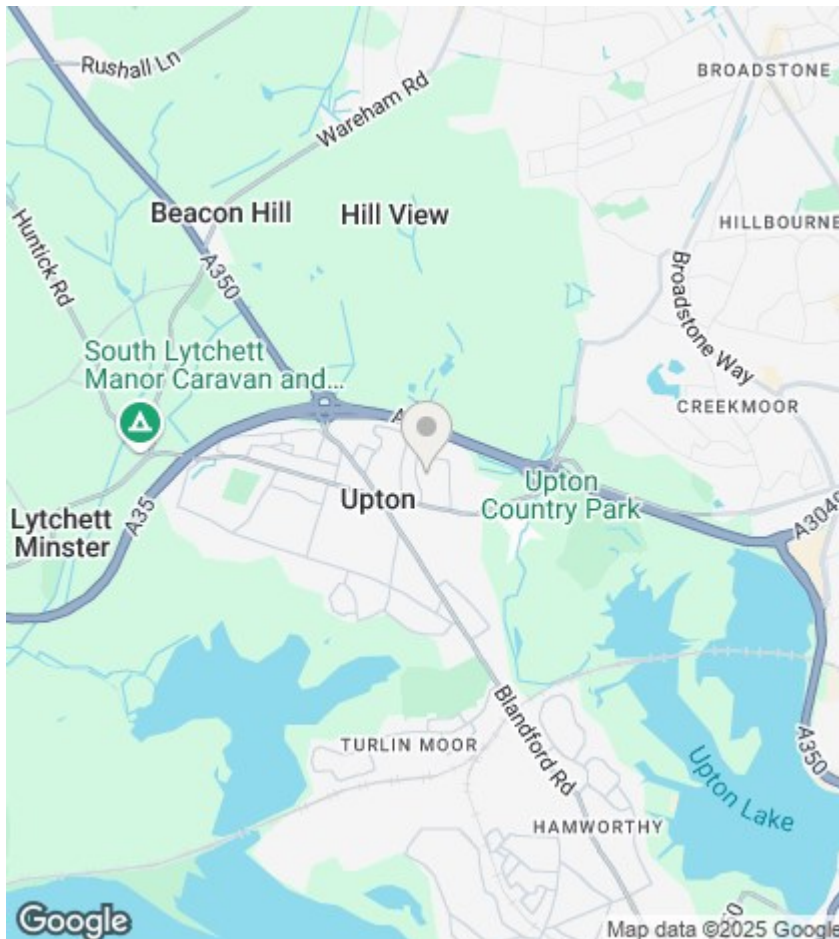


Firsway

The property is particularly well presented throughout and briefly comprises: two large double bedrooms, bright lounge/dining room, kitchen with space for appliances and modern bathroom.

Further benefits include a well kept rear garden, garage in a block, a private entrance, storage cupboard, gas central heating and UPVC double glazing.

We encourage internal viewing at your earliest convenience in order to appreciate the space on offer - 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

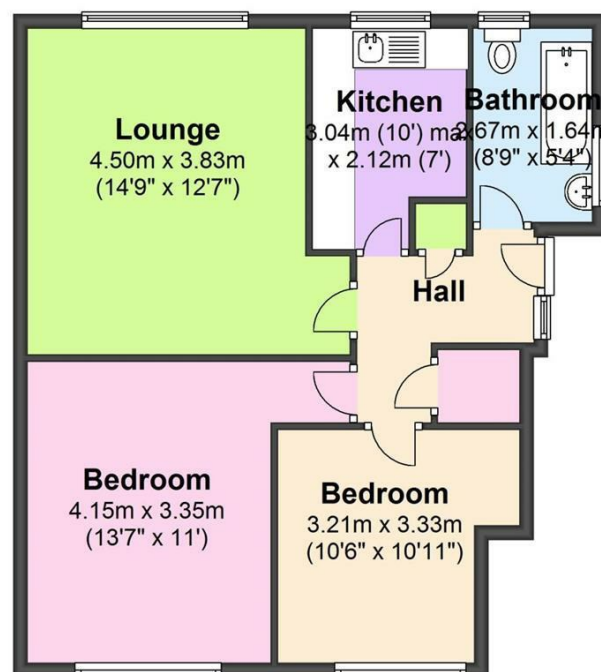
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan includes any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 532500)
Plan produced using PlanUp.