



36 Tree Hamlets, Upton, Dorset, BH16 5SA

Asking Price **£225,000**

- Two Bedroom Maisonette
- 24ft Lounge/Dining Room
- Parking Readily Available
- UPVC Double Glazing
- Share of Freehold
- Stylish Accommodation
- South Facing Terrace
- Modern Shower Room
- Gas Central Heating
- Vendor Suited

36 Tree Hamlets, BH16 5SA

A stylish, maisonette situated within a popular development and benefitting from a southerly facing terrace with views toward Lytchett Bay Nature Reserve.



Council Tax Band: B

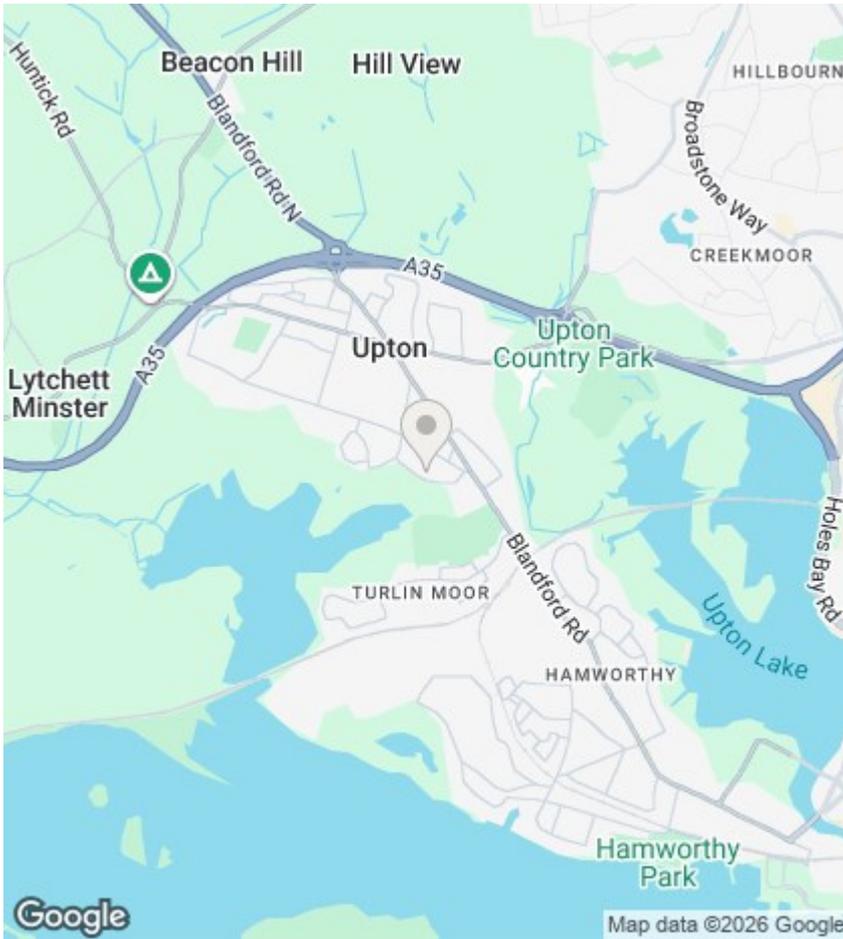


Tree Hamlets

The layout of this property is unique and lends itself well toward entertaining thanks its open plan nature. The main floor has the kitchen and a 24ft lounge/dining room with large patio doors allowing lots of light into the space. Upstairs, there are two bedrooms and a modern shower room.

The terrace benefits from a southerly aspect, which means it's a great space to be enjoyed when the sun's out. Further benefits include gas central heating, a share of the freehold, ample eaves storage, UPVC double glazing and readily available parking. It's also worth noting that the property is pet friendly subject to an appropriate application being made.

In our opinion, internal viewing is a must in order to appreciate what's on offer. To arrange, or for more information, please call 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

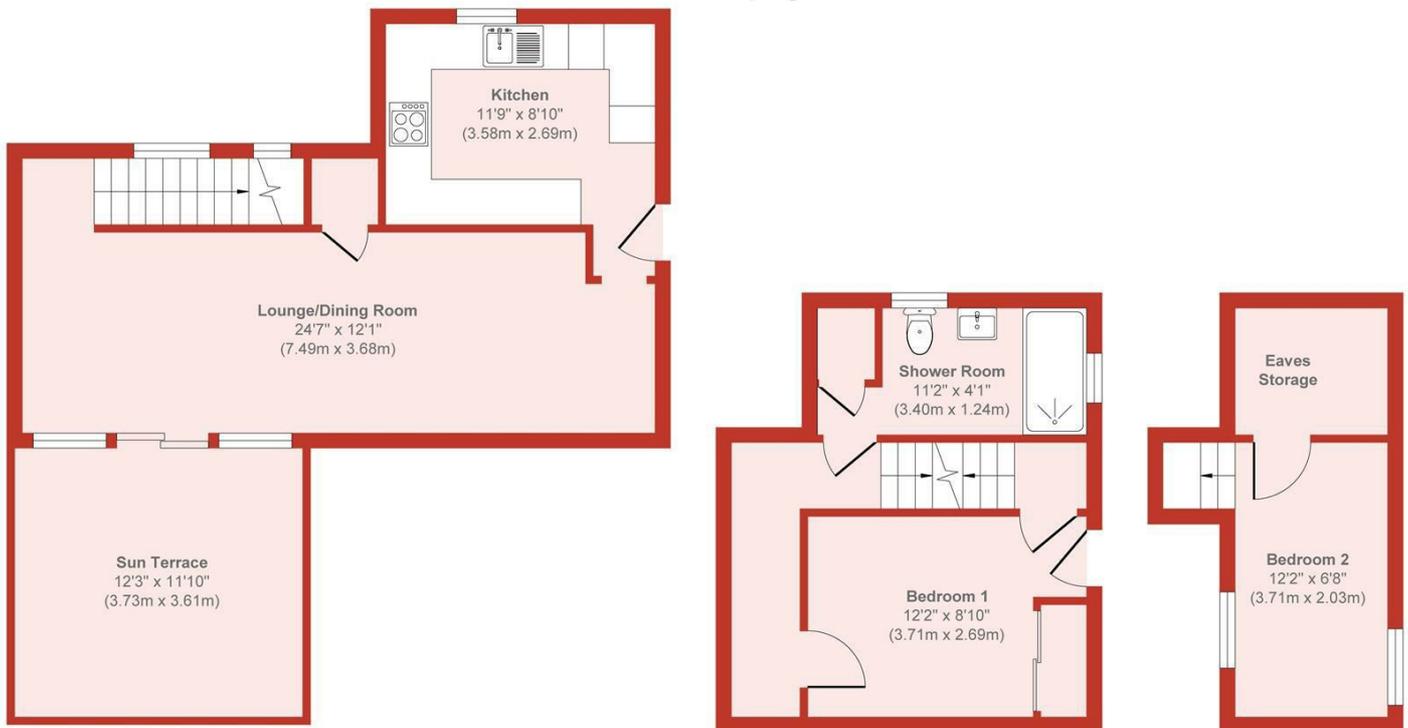
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

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

Tree Hamlets, Upton



Ground Floor
Approximate Floor Area
403 sq. ft
(37.43 sq. m)

First Floor
Approximate Floor Area
256 sq. ft
(23.78 sq. m)

Second Floor
Approximate Floor Area
129 sq. ft
(11.98 sq. m)

Approx. Gross Internal Floor Area 788 sq. ft / 73.19 sq. m

Produced by Elements Property