



12 Hickory Close, Upton, Poole, BH16 5QJ

Asking Price **£250,000**

- Two Double Bedrooms
- Sizeable Garden
- Cul-de-Sac Position
- UPVC Double Glazing
- Useful Storage Shed
- End of Terrace House
- Garage in a Block
- Gas Central Heating
- Popular Development
- No Forward Chain

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We are delighted to offer for sale this well presented, two bedroom home benefitting from a larger than average garden and a garage in a block.



Council Tax Band: B



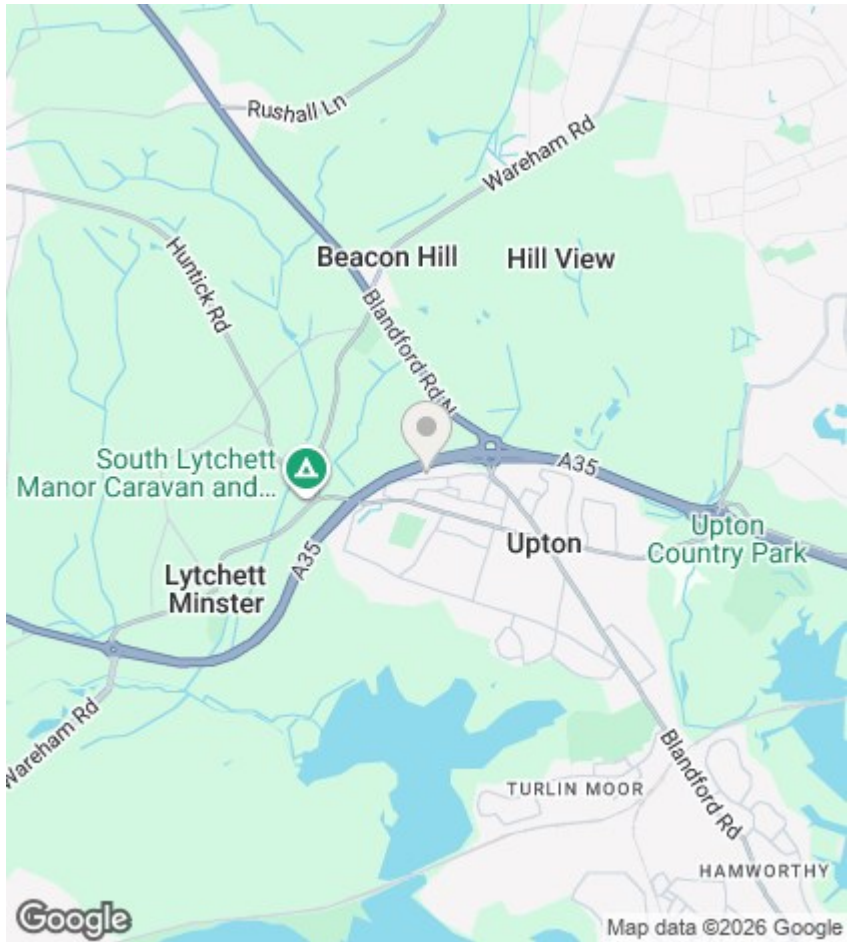
Hickory Close

Positioned within a cul-de-sac location, this property would make an ideal first time purchase! Briefly, it comprises: two double bedrooms, living room, kitchen/dining room and main bathroom.

The garden is majority laid to lawn and is uncharacteristically large for the style of property - ideal for those who enjoy gardening. Further benefits include a garage in a block, UPVC double glazing, gas central heating and there's on road parking readily available within the cul-de-sac.

The property is situated within the ever sought after 'Beacon Park' development of Upton - A host of favoured local amenities are within easy reach and there's also well regarded schooling within walking distance.

Internal viewing is encouraged at your earliest convenience - to arrange, or for more information, please contact our Upton Branch.



Agents Note

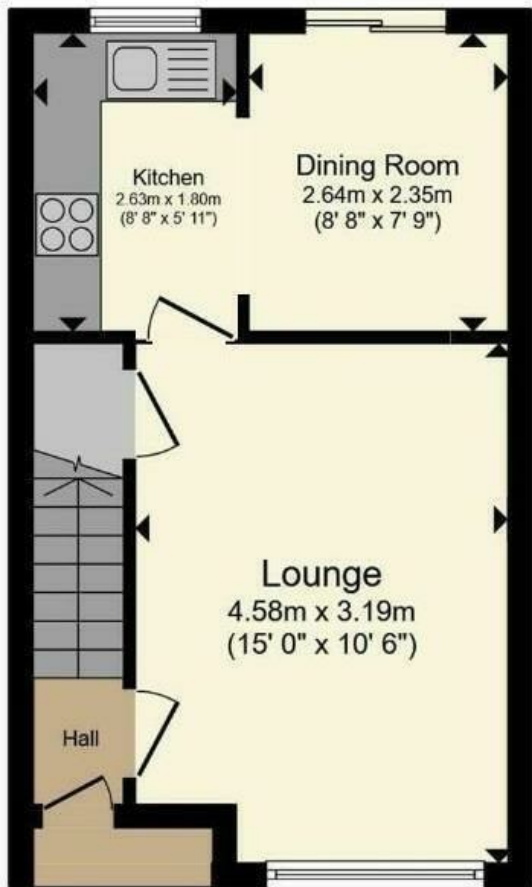
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has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

Viewings

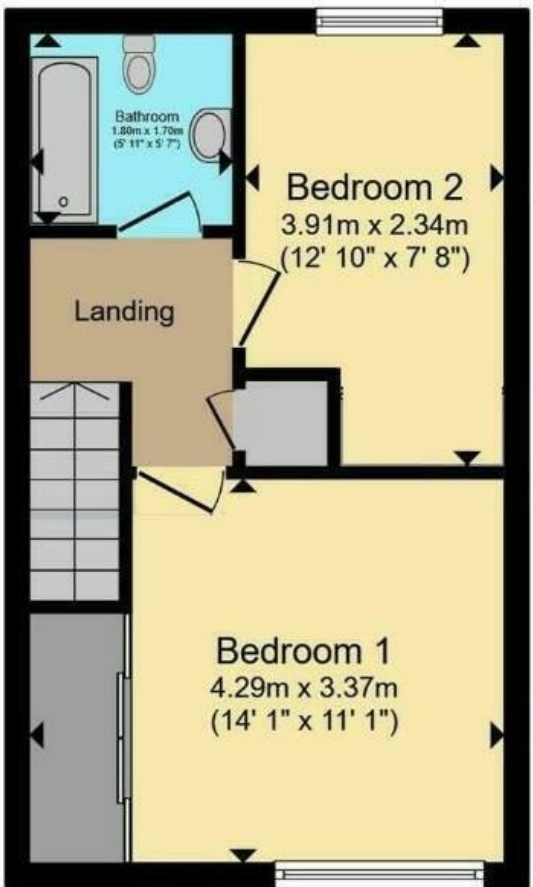
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

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



Ground Floor



First Floor