

**FOR SALE**



**Oakley Gardens, Upton, Poole**  
**£255,000**

  
**MARTIN & CO**

# Oakley Gardens, Upton, Poole

£255,000

- council tax band 'C' = £2018 pa
- NO FORWARD CHAIN
- double glazed & gas central heating
- two allocated parking spaces
- close to large playing field
- level walk to the shops

**\*\*\*FABULOUS FIRST TIME BUY\*\*\***

This two bedroomed home has the advantage of AN ENCLOSED REAR GARDEN & TWO PARKING SPACES! The property has gas central heating, double glazing & NO FORWARD CHAIN! Local shops, schools & amenities can be found nearby, including a large recreation field, whilst the property is on a main route.



ENTRANCE HALL Ceiling light, radiator.

LIVING ROOM 13' 5" x 9' 8" (4.09m x 2.97m) Ceiling light, double glazed windows to front aspect, built in cupboard, radiator.

KITCHEN/DINER 13' 0" x 8' 9" (3.97m x 2.68m) Ceiling light, double glazed window to rear aspect overlooking the garden. Range of wall & base units with worktop over & tiled splashbacks. Wall mounted 'Vaillant' boiler, stainless steel gas hob with cooker hood over, stainless steel eye level oven. Space & plumbing for washing machine, fridge, freezer. Breakfast bar, radiator, tiled flooring.

LANDING Ceiling light, airing cupboard with shelving.

BEDROOM 10' 0" x 9' 10" (3.06m x 3.02m) Ceiling light, double glazed window to front aspect with views towards the playing fields. Built in cupboard, radiator.

BEDROOM 12' 5" x 6' 6" (3.79m x 1.99m) Ceiling light, double glazed window to rear aspect, radiator.

BATHROOM Ceiling light, double glazed opaque window to rear aspect. The suite includes a bath, toilet & basin, all with tiled splashbacks, & tiled flooring. Shaver point & light, heated towel rail style radiator. Tiled flooring.

FRONT GARDEN Laid to lawn.

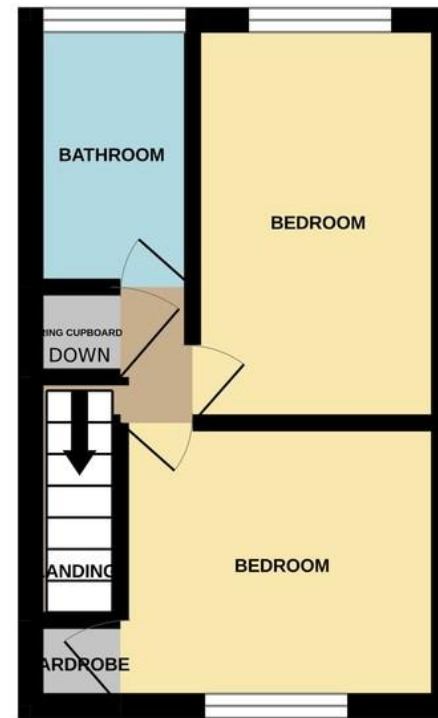
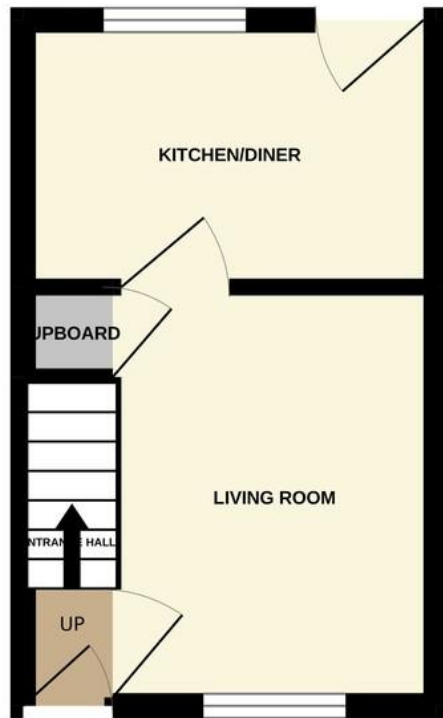
REAR GARDEN Paved sun terrace leading to lawn, with timber construction shed & rear gate.

PARKING Two allocated parking spaces in adjacent parking area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		80	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





## Martin & Co Poole

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.