



9 Beacon Park Road, Upton, Poole, Dorset, BH16 5NZ

Asking Price £500,000

- Five/Six Bedrooms
- Popular Location
- Potential First Floor Annex
- Low Maintenance Rear Garden
- Ample Driveway
- Detached Family Home
- Close to Local Schools
- Double Garage
- Spacious Throughout
- No Forward Chain!

# 9 Beacon Park Road, Poole BH16 5NZ

NO FORWARD CHAIN! We are delighted to offer for sale this remarkably spacious and incredibly versatile family home situated in the popular 'Beacon Park' development in Upton, near Poole.



Council Tax Band: E



### Beacon Park Road

Having been substantially extended over the years by the current owner, the generous accommodation briefly comprises; five/six bedrooms, living room, lovely kitchen/breakfast room, conservatory, utility area, separate toilet and two family bathrooms.

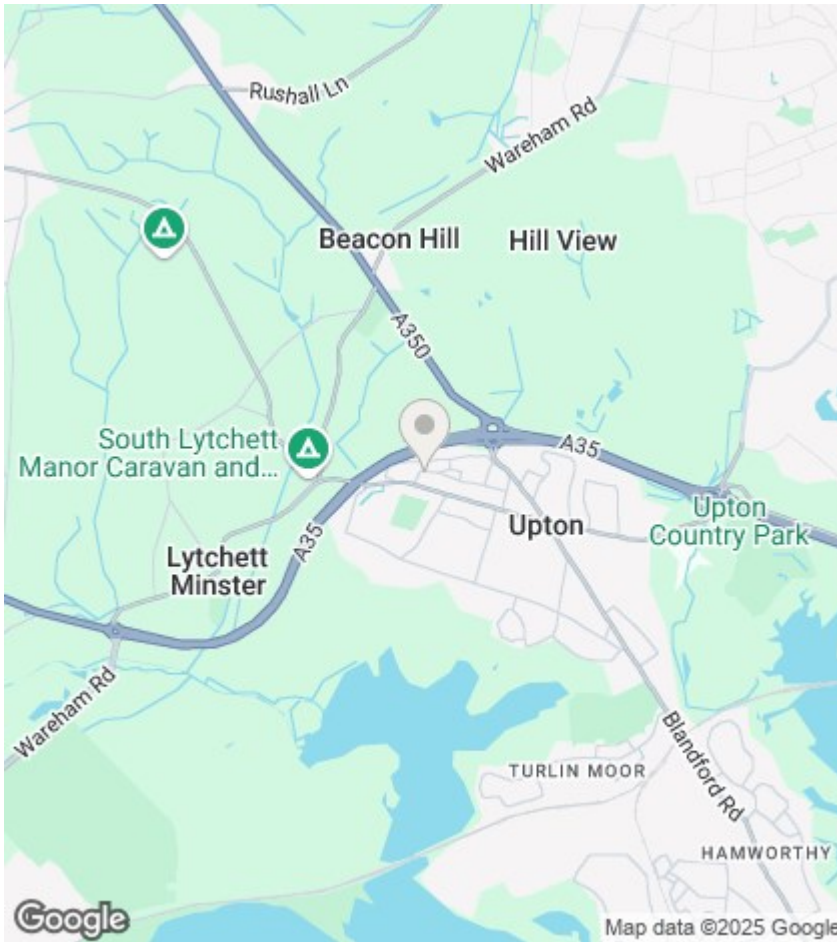
Set over two floors, this property was once arranged to contain an annex on the first floor with it's own private entrance. There is a bathroom (currently unfinished) and option for this to be simply a studio space with kitchen area or the entire first floor can be closed off to create what is effectively a two double bedroom flat. Equally, the property would function perfectly as a substantial family home.

With enormous potential inside and out, further benefits include; gas central heating, double glazing, double garage with remote roller door, sizeable driveway providing off road parking for multiple vehicles and a low maintenance private rear garden with side access and two sheds.

Situated close to local schooling, amenities and bus routes, we believe this property is likely to attract high volumes of interest from the start. Offered for sale with no forward chain, we encourage internal viewings to appreciate the space on offer in this sought after location. To arrange, 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		63	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

