



8 Franklyn Close, Upton, Poole, BH16 5PF

Asking Price £365,000

- Three/Two Bedrooms
- Off-Road Parking
- Private Rear Garden
- Gas Central Heating
- Close to Bus Routes
- Detached Bungalow
- Detached Garage
- Cul-de-Sac Location
- UPVC Double Glazing
- No Forward Chain!

8 Franklyn Close, Poole BH16 5PF

NO FORWARD CHAIN! This well proportioned detached bungalow is situated in a quiet & sought after cul-de-sac location within the ever popular 'Beacon Park' development.



3



1



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D

Council Tax Band: D



Franklyn Close

Offering well proportioned accommodation throughout, the property comprises: three bedrooms (one of which is currently being used as a dining room), large living room, separate kitchen, conservatory and shower room.

Further benefits include a driveway providing off-road parking for several vehicles, a private rear garden, detached garage with electric roller door, gas central heating and UPVC double glazing.

'Beacon Park' is a particularly sought after location and this property is tucked away in one of the quieter cul-de-sacs. The majority of Upton's favoured amenities are only a short level walk away and a frequent bus route is also on the door step.

We encourage internal viewing at your earliest convenience in order to appreciate what is on offer. To arrange, or for further information, please call our Upton Branch.

Living Room

18'00" x 14'01" (5.49m x 4.29m)

Kitchen

13'07" x 7'10" (4.14m x 2.39m)

Conservatory

9'09" x 7'06" (2.97m x 2.29m)

Bedroom One

11'10" x 8'2" (3.61m x 2.49m)

Bedroom Two

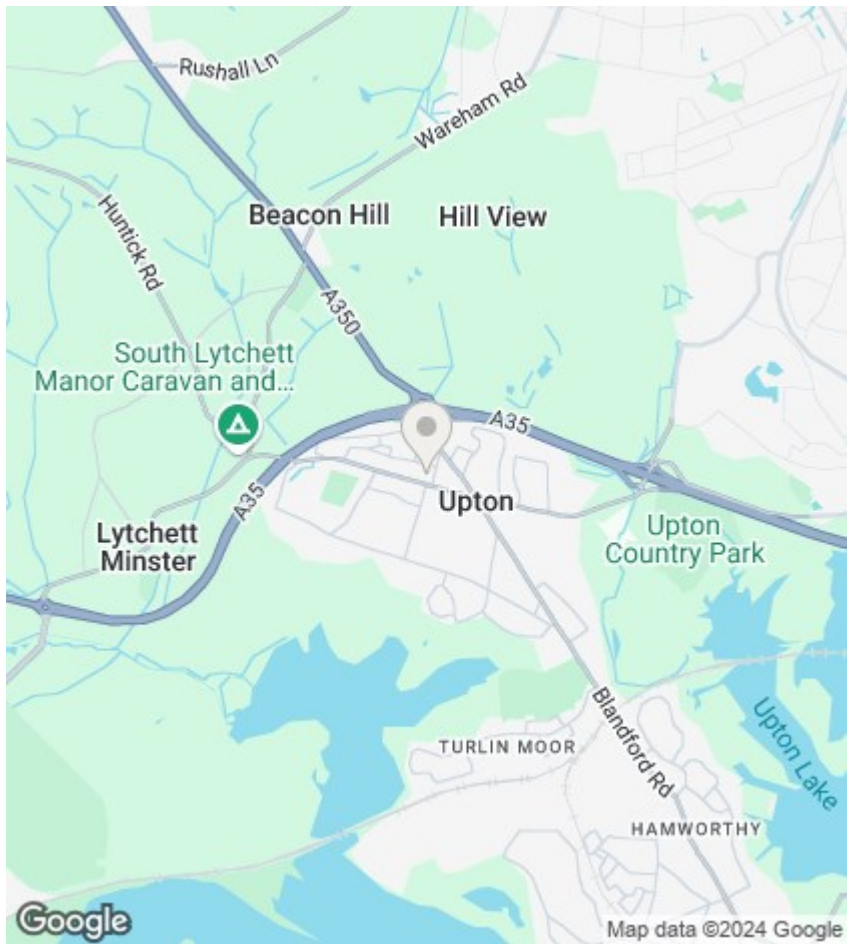
9'10" x 8'04" (3.00m x 2.54m)

Bedroom Three/Dining Room

11'03" x 9'07" (3.43m x 2.92m)

Shower Room

8'03" x 5'05" (2.51m x 1.65m)



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		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

