

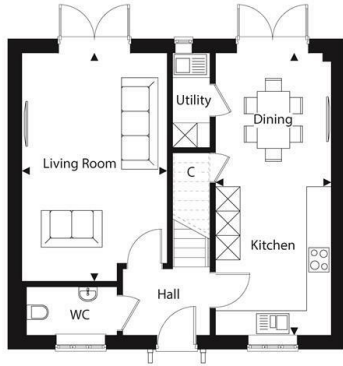


## Plot 15, The Glanville Frenches Green, Upton, Poole, Dorset, BH16

£485,000

- Three Bedrooms
- Garage & Drive For Two Cars
- Thoughtfully Designed Layouts
- Anticipated Completion - Oct/Nov 2026
- New Detached Home
- High Specification Interiors
- A Collection of 2,3 & 4 Bedroom Homes
- Stunning En-Suite
- Beautifully Finished
- New Build Incentives Available!

## The Glanvilles



Ground Floor

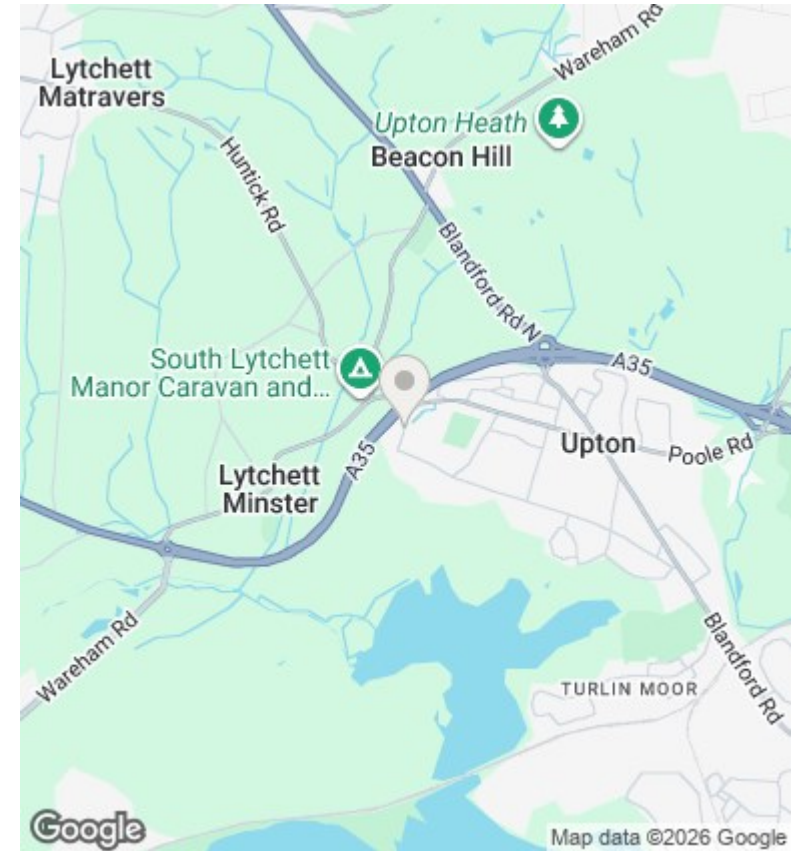
Kitchen/Dining	2.85m x 6.93m	9' 4" x 22' 9"
Living Room	3.56m x 5.61m	11' 8" x 18' 5"

TOTAL FLOOR AREA 106m<sup>2</sup> 1136ft<sup>2</sup>



First Floor

Main Bedroom	2.86m x 5.16m	9' 5" x 16' 11"
Bedroom 2	4.62m x 2.60m	15' 2" x 8' 6"
Bedroom 3	3.62m x 2.20m	11' 11" x 7' 2"



## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

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