



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

Asking Price **£369,950**

- Detached Bungalow
- Ample Off Road Parking
- South Facing Garden
- Modern Throughout
- Popular Position
- Three Bedrooms
- Detached Garage
- Spacious Accommodation
- Gas Central Heating
- No Forward Chain



# 37c Beacon Park Road, Poole BH16 5NZ

**NO FORWARD CHAIN!** A spacious and well presented three bedroom detached bungalow with a lovely front and rear garden, ample off road parking and detached garage situated on a popular residential road in Upton.



Council Tax Band: D



## Beacon Park Road

We're pleased to offer for sale this immaculate detached bungalow, which is spacious and modern throughout. The property is offered with no forward chain with accommodation comprising; a generously sized kitchen, lounge with french doors leading to the south facing rear garden, bathroom and three bedrooms with an en-suite to bedroom one.

With many other benefits that include; gas central heating, storage cupboard, attractive neutral decorating, detached garage, driveway providing ample off road parking, nice size gardens and so much more! This turn-key property is located only a short distance to local shops, bus routes and popular walks around Lytchett Bay and Upton Country Park.

To arrange a viewing, or for more information, please contact us at your earliest convenience.

### Kitchen

12'4" x 11'1" (3.76m x 3.38m)

### Lounge

16'3" x 11'1" (4.95m x 3.38m)

### Bathroom

7'7" x 5'3" (2.31m x 1.60m)

### Bedroom One

13'5" x 11'10" (into bay) (4.11m x 3.63m (into bay))

### Ensuite

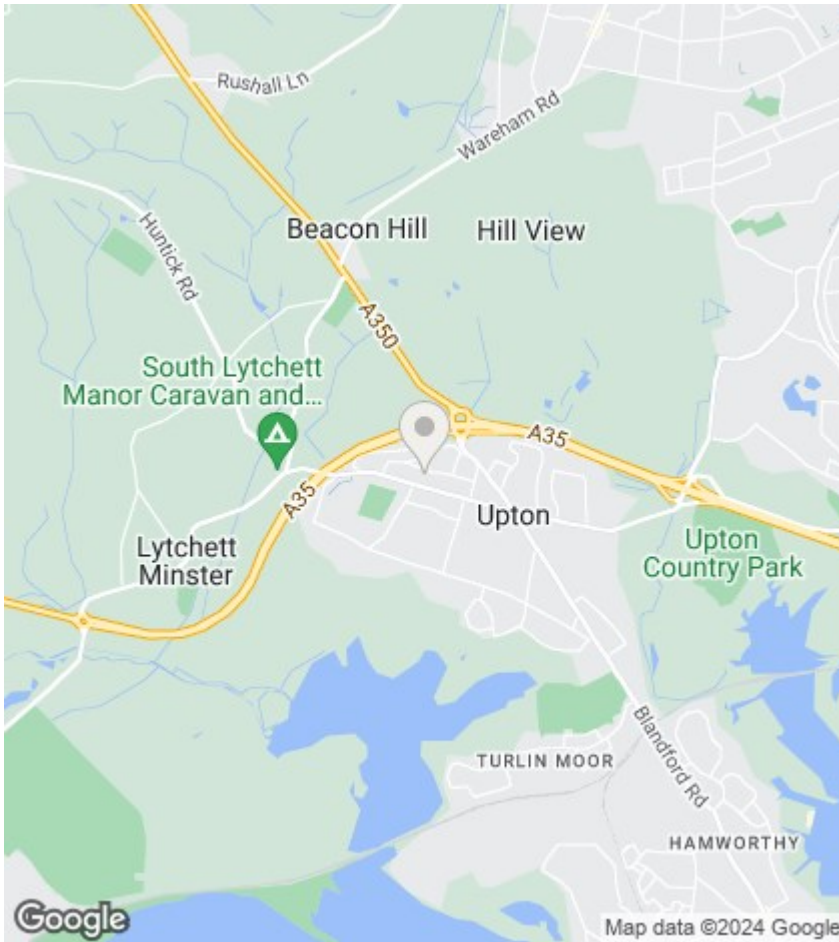
5'7" x 5'5" (1.70m x 1.65m)

### Bedroom Two

9'7" x 8'9" (2.92m x 2.67m)

### Bedroom Three

8'6" x 8'4" (2.59m x 2.54m)



## Directions

## 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>			<b>84</b>
(69-80) <b>C</b>		<b>68</b>	
(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	

