



11A Frenchs Farm Road, Upton, Poole, BH16 5RT

£335,000

- Semi-Detached House
- South-West Facing Rear Garden
- Garage
- Gas Central Heating
- Sought After Location
- Three Bedrooms
- In Catchment for Favoured Schooling
- Off Road Parking
- UPVC Double Glazing
- No Forward Chain!

11A Frenchs Farm Road, Poole BH16 5RT

Well presented three bedroom semi-detached house situated within the ever popular 'Frenchs Farm' development advertised with **NO FORWARD CHAIN!**



Council Tax Band: C



Frenchs Farm

The property briefly comprises three bedrooms, lounge, kitchen/diner, family bathroom, downstairs WC and a south-west facing rear garden.

Further benefits include gas central heating, UPVC double glazing, a garage to the rear of the property and off road parking for three cars!

This property is sure to attract high levels of interest, so please call our Upton office at your earliest convenience to arrange a viewing or for more information.

Bedroom One

10'10 x 9'09 (3.30m x 2.97m)

Bedroom Two

12'00 x 7'00 (3.66m x 2.13m)

Bedroom Three

7'09 x 6'11 (2.36m x 2.11m)

Lounge

15'09 x 12'00 (4.80m x 3.66m)

Kitchen/Diner

12'03 x 9'06 (3.73m x 2.90m)

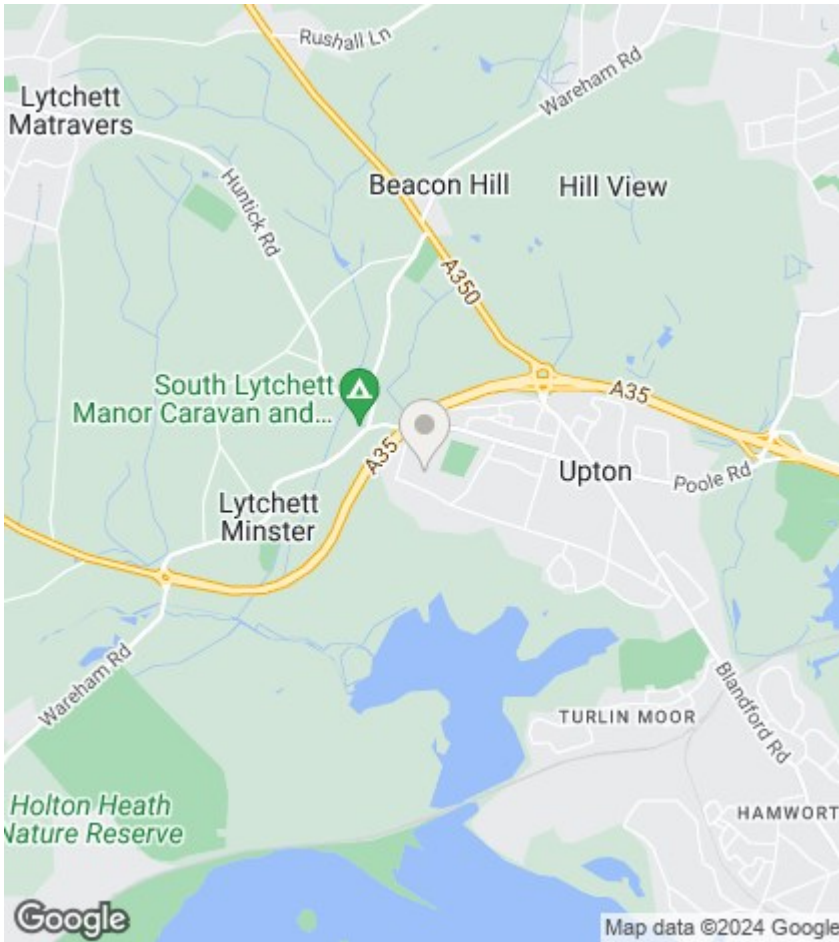
Bathroom

5'11 x 5'9 (1.80m x 1.75m)

WC

5'10 x 3'9 (1.78m x 1.14m)

Garage



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.

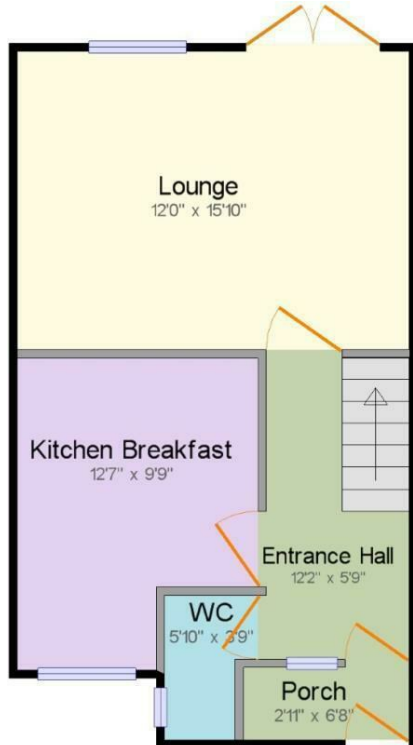
Viewings

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

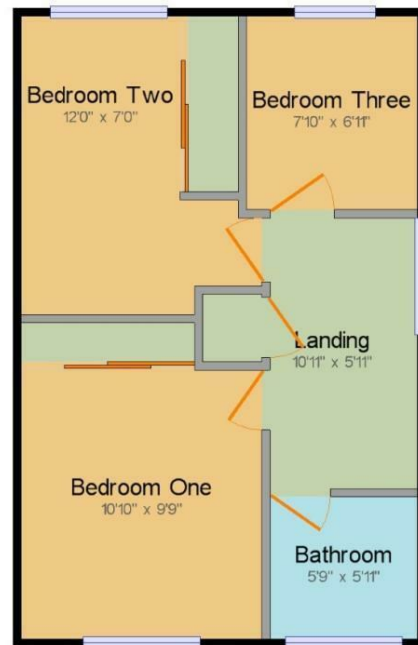
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



1st Floor

Total approx floor area: 77.3 m² (8316 ft²)
 Ground Floor: 39.4 m² (424.6 ft²)
 1st Floor: 37.8 m² (407.0 ft²)