



46 Frenchs Farm Road, Upton, Poole, BH16 5RT

**Asking Price £420,000**

- Detached Bungalow
- 27ft Lounge/Dining Room
- Good Sized Garden
- Driveway for Two Cars
- Immaculate Throughout
- Two Double Bedrooms
- Conservatory
- Detached Garage
- Two Toilets
- Cul-de-Sac Position



# 46 Frenchs Farm Road, Poole BH16 5RT

A superb, detached bungalow situated within a quiet cul-de-sac location within the ever popular 'Frenchs Farm' Development of Upton.



Council Tax Band: D



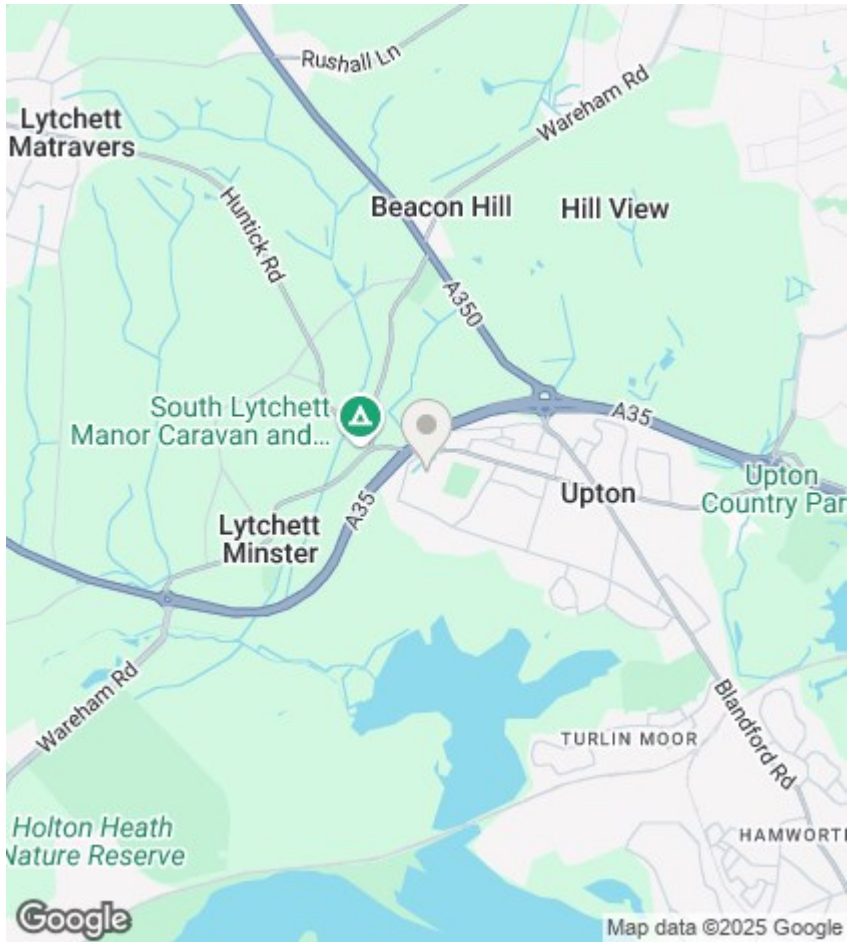
### Frenchs Farm Road

To say this bungalow is immaculately presented is an understatement - throughout the property all aspects have been cared for impeccably. Briefly, the accommodation comprises two double bedrooms, lounge/dining room with bay window, conservatory with updated insulated roof, well appointed kitchen, modern shower room and further separate toilet.

The garden is a good size and is divided into two manageable sections. One of which is laid to lawn with some raised borders; the other is laid to patio and would be ideal for boat/caravan storage thanks to wide gated access. Further benefits include a detached garage, driveway for two cars, gas central heating and UPVC double glazing.

Situated within the popular 'Frenchs Farm' Development, this property is ideally located to enjoy the walks over Lytchett Bay Nature Reserve along with convenient local amenities & bus routes.

In our opinion, this property has to be viewed in order to appreciate what is on offer. To arrange a viewing, or for more information, please contact our Upton Branch at your earliest convenience.



### 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

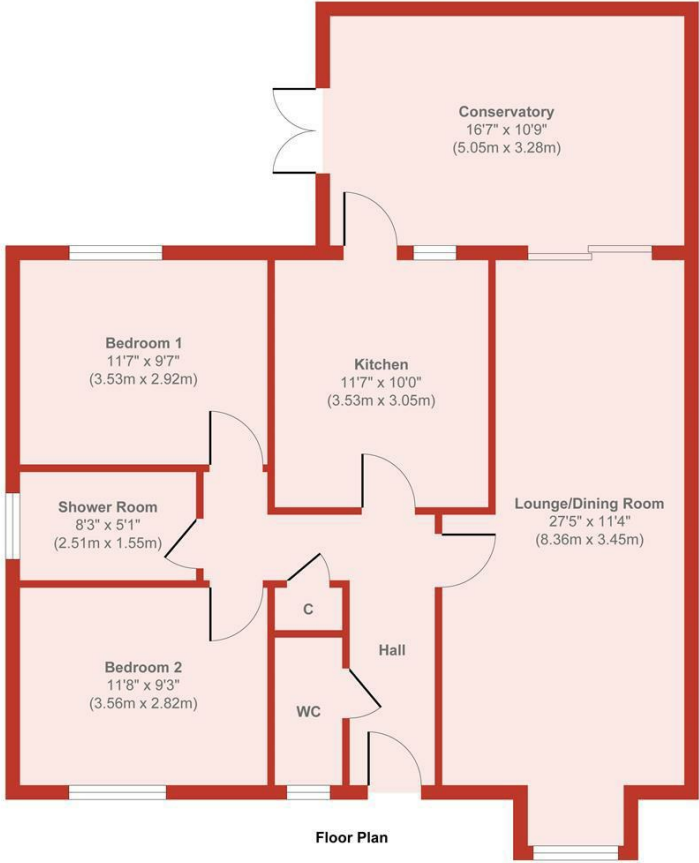
Viewings by arrangement only. Call 01202 622101 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Frenchs Farm Road, Upton



Approx. Gross Internal Floor Area 966 sq. ft / 89.74 sq. m  
Produced by Elements Property