



5 Franklyn Close, Upton, Poole, BH16 5PF

Asking Price **£495,000**

- Detached Bungalow
- Modern Throughout
- Kitchen with Integral Appliances
- Large Garage
- UPVC Double Glazing & Gas Central Heating
- Four Double Bedrooms
- Open Plan Living
- Landscaped Garden
- Off-Road Parking
- Vendor Suited!

5 Franklyn Close, Poole BH16 5PF

VENDOR SUITED! This well presented & sizeable detached bungalow is situated within a popular cul-de-sac location, offers a generous frontage and has a modern open plan kitchen/living space.



4



1



1



D

Council Tax Band: E



Franklyn Close

Having received considerable attention by the current owners, this property offers spacious accommodation that's well suited for modern family living.

Briefly, the home comprises: four double bedrooms (three of which have fitted storage), large open plan kitchen/living room, modern shower room and a separate toilet. The garden has been landscaped to create a easy to maintain space that's ideal for hosting - it also faces south, so on those warmer days there's guaranteed sun!

Further benefits include off-road parking for four vehicles, a larger than average garage, UPVC double glazing and gas central heating.

'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.







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

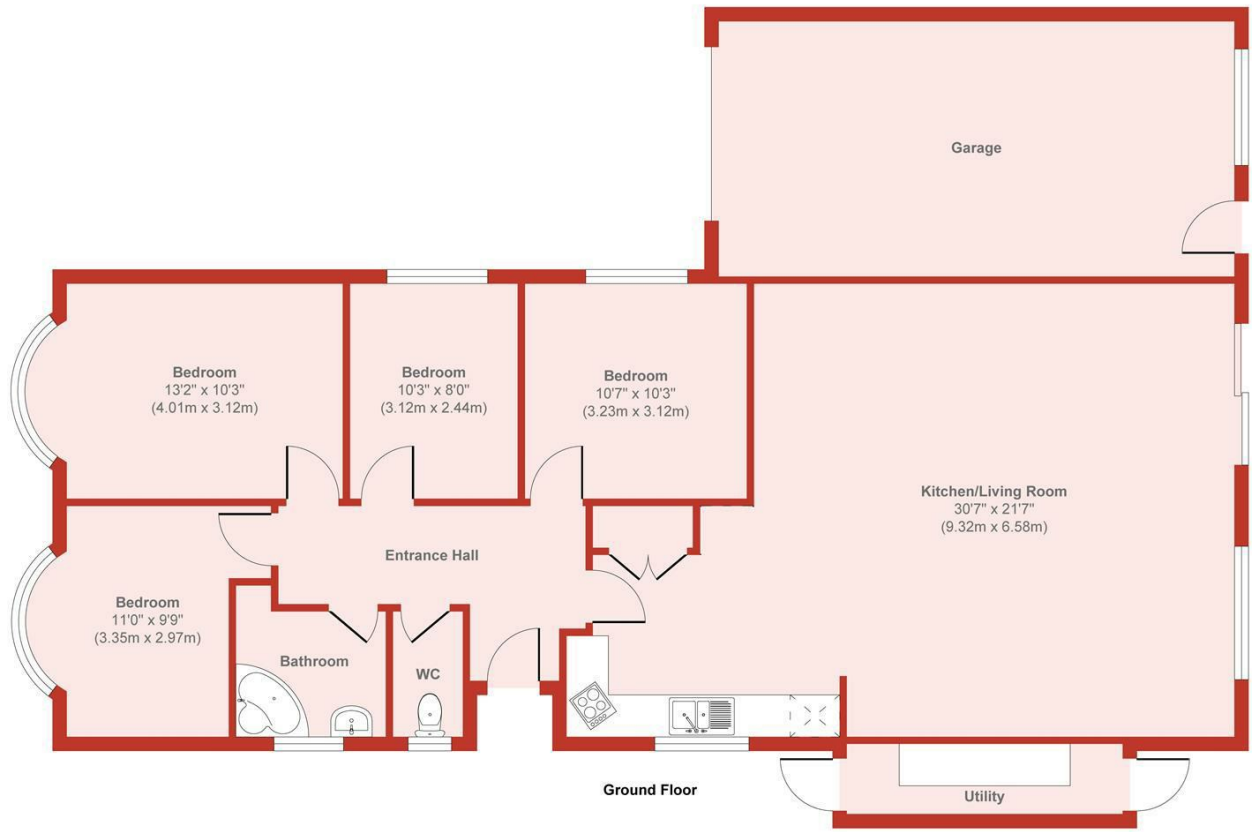
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Franklyn Close, Upton



Approx. Gross Internal Floor Area 1562 sq. ft / 145.11 sq. m (Including Garage)

Produced by Elements Property