



86 Beacon Park Road, Upton, Poole, Dorset, BH16 5PE

**Asking Price £339,950**

- Two Double Bedrooms
- Ample Driveway
- Modern Kitchen
- Close to Shops & Buses
- Double Glazing
- Detached Bungalow
- Garage
- Popular Location
- Gas Central Heating
- No Forward Chain!



# 86 Beacon Park Road, Poole BH16 5PE

No Forward Chain! We are delighted to offer for sale this well presented, detached bungalow situated on the ever popular 'Beacon Park' development in Upton.



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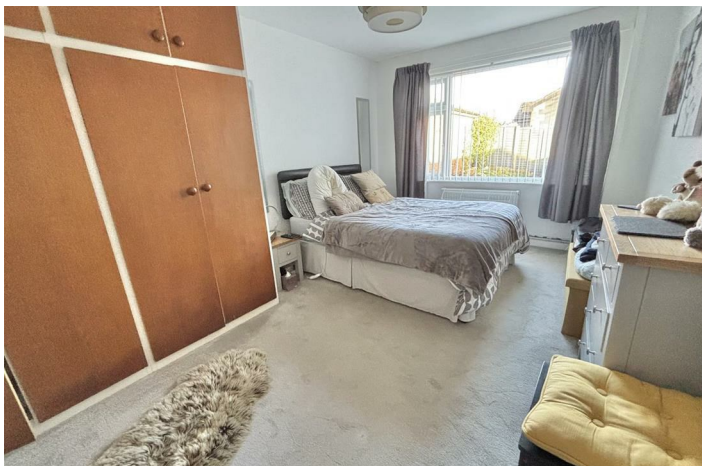


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C

Council Tax Band: D



### Beacon Park Road

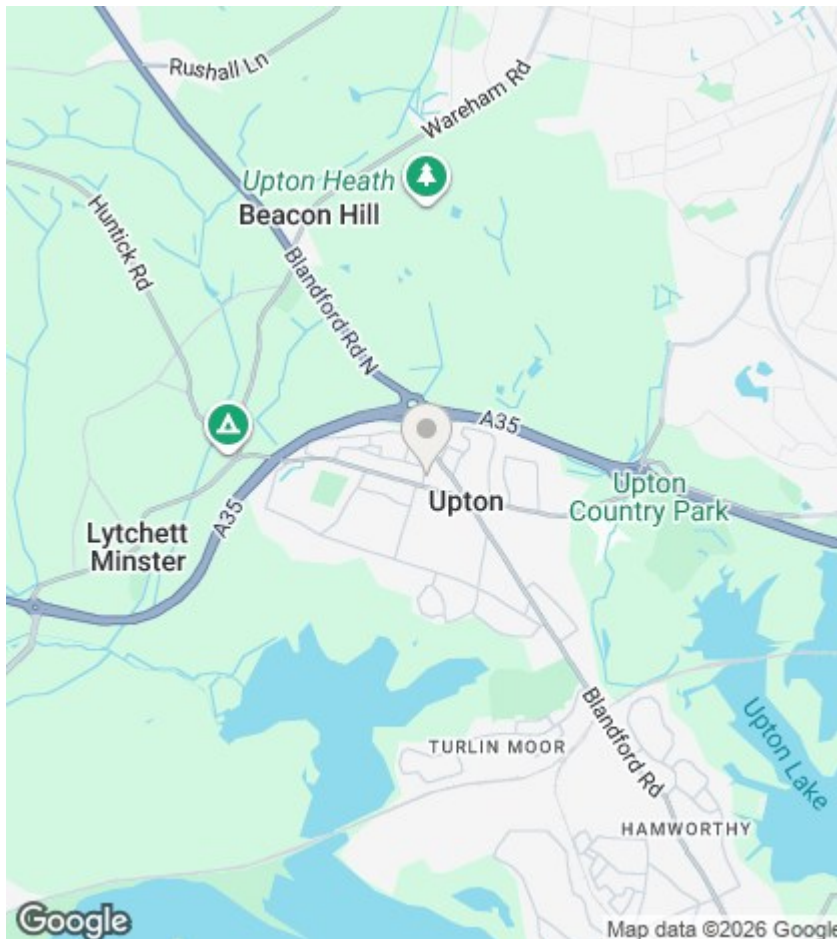
The spacious and well planned accommodation briefly comprises; two double bedrooms, bright living room, modern kitchen/breakfast room, shower room and spacious hallway with porch area.

This lovely home has plenty of attractive additional features to include; gas central heating, double glazing, garage, driveway for several cars and an enclosed private rear garden,

Situated close to local amenities, bus routes, doctors surgery and Upton Country Park, this property is sure to attract high volumes of interest so internal viewings come highly recommended at your earliest convenience.

We look forward to hearing from you if you would like to arrange an appointment or require any further information.





## 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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(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		
England & Wales	EU Directive 2002/91/EC	

