



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

Asking Price **£395,000**

- Three Bedrooms
- Ideal Family Home
- Off-Road Parking
- Downstairs Toilet
- Popular Location
- Detached House
- Well Presented Throughout
- Integral Garage
- Pleasant Rear Garden
- Vendor Suited

9 Frenchs Farm Road, Poole BH16 5RT

This beautifully presented, detached family home is situated within the popular Frenchs Farm Development of Upton - just moments from dog walks & favoured schooling.



Council Tax Band: D



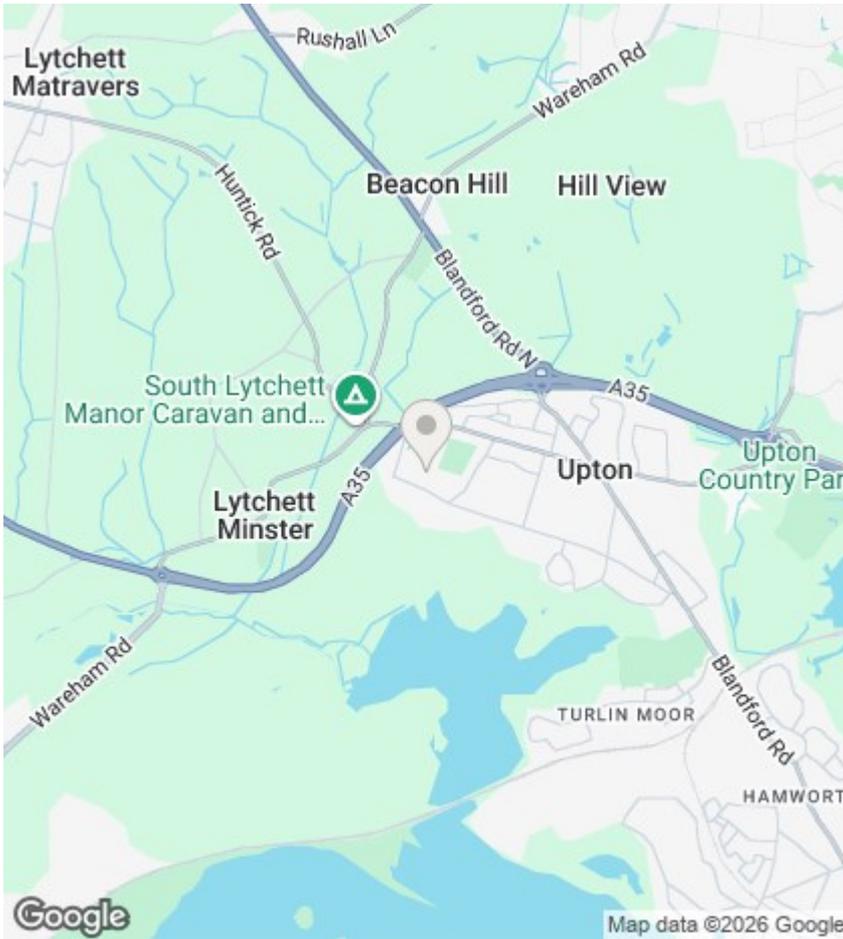
Frenchs Farm Road

Having been well maintained by the current owners, this property offers well presented accommodation throughout. Briefly, it comprises: three good sized bedrooms, bright living room, kitchen/dining room with tasteful shaker style units, family bathroom and downstairs toilet.

The rear garden is majority laid to lawn with a seating area abutting the rear of the house - all is enclosed by panel fencing and there is side access provided via a gate. Further benefits include off-road parking for two cars, integral garage, 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

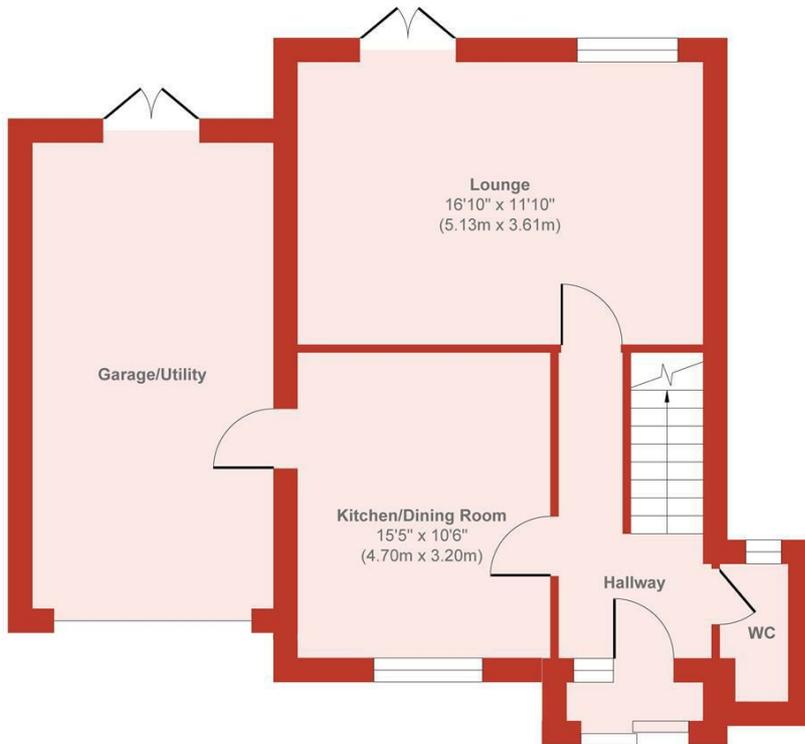
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

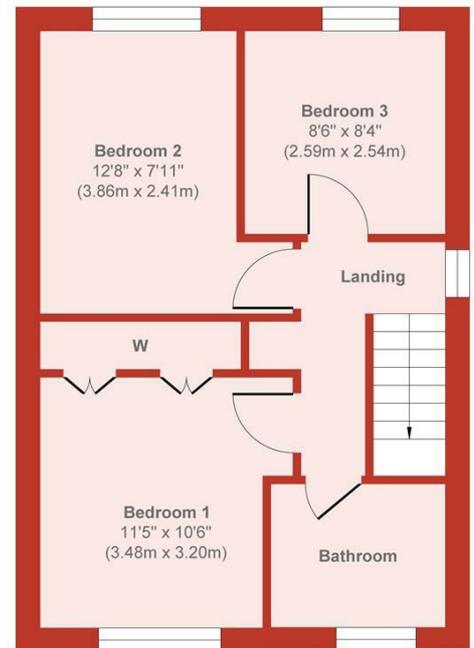
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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	

Frenchs Farm Road, Upton



Ground Floor
Approximate Floor Area
484 sq. ft
(44.96 sq. m)



First Floor
Approximate Floor Area
446 sq. ft
(41.43 sq. m)

Approx. Gross Internal Floor Area 930 sq. ft / 86.39 sq. m (Excluding Garage)

Produced by Elements Property