



42 Chris Crescent, Upton, Poole, BH16 5PN

Asking Price £220,000

- Two Double Bedrooms
- Corner Plot
- Ample Parking
- En-Suite Shower
- Double Glazing
- Spacious Park Home
- Garage
- Fantastic Gardens
- Mains Gas Heating
- No Forward Chain!

42 Chris Crescent, Upton BH16 5PN

A thoroughly spacious and beautifully presented park home with two double bedrooms, situated on a popular site and level walk to local amenities.



Council Tax Band: A



Chris Crescent

6'8" x 5'7" (2.03m x 1.70m)

We are delighted to offer for sale this uniquely positioned and spacious park home situated on what may be considered the biggest plot in Upton Cross Park. As a result, the property benefits from low maintenance but attractive wrap around gardens nearly completely secluded to the rear.

The ample and well presented accommodation briefly comprises; two double bedrooms with en-suite shower to bedroom one, generous lounge with separate dining area, modern kitchen with integrated appliances, family bathroom. Further benefits include; mains gas central heating, double glazing, disabled access ramp with access via French doors if needed, hallway with storage cupboards, modern combi boiler and so much more.

Situated on a corner plot, the outside of this park home really is a particularly special feature - The additional space on offer is exceptional providing room for a garage (with power supply), ample parking , further storage sheds and plenty of patio paving to enjoy the fresh air. There is a wonderful rear garden, which is very well secluded being laid to paving with a lovely summer house, an attractive bank of shrubs and bushes and addition shed storage.

With the vendor offering no forward chain, internal viewings come highly recommended to avoid disappointment.

Agents Note:

According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because all you are buying is the static caravan itself. The land remains the property of the park owner at all times.

Lounge

15'1" x 14'11" max (4.60m x 4.55m max)

Dining Area

9'5" x 7'2 (2.87m x 2.18m)

Kitchen

14'9" x 9'4" (4.50m x 2.84m)

Bedroom One

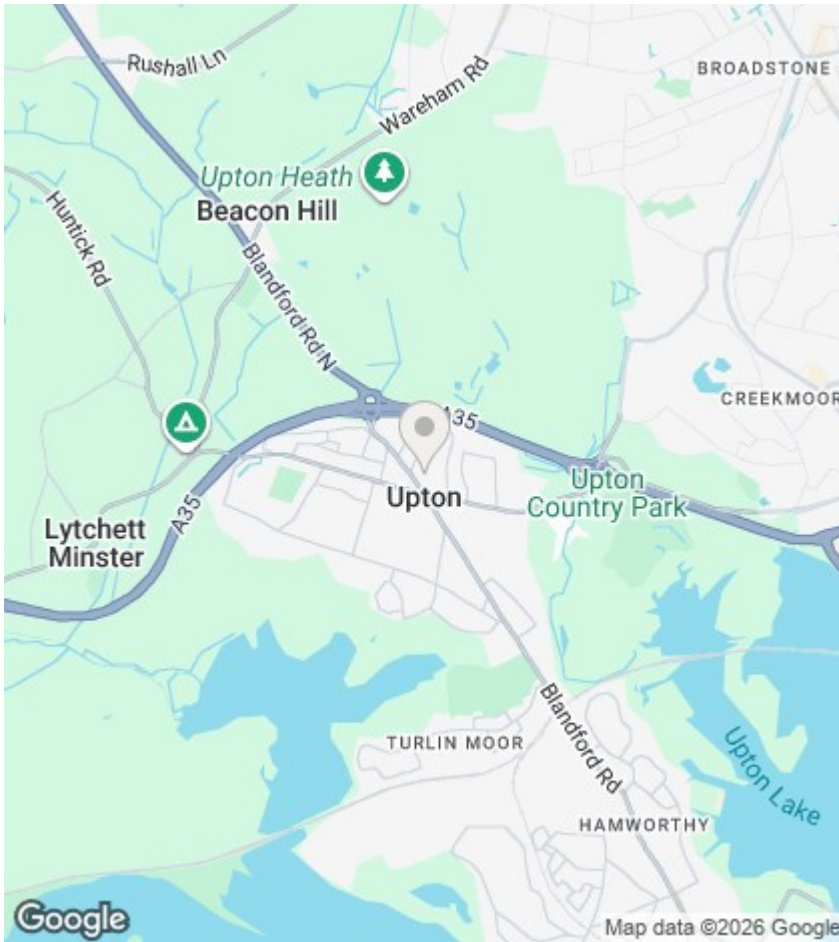
11'9" x 9'4" (3.58m x 2.84m)

En-Suite Shower

Bedroom Two

9'6 x 8'7 (2.90m x 2.62m)

Bathroom



Directions

Viewings

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

EPC Rating:

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