



2 Franklyn Close, Upton, Poole, BH16 5PF

Asking Price **£339,950**

- Two Double Bedrooms
- Well Presented Throughout
- Off-Road Parking
- Views Toward Purbecks
- Close to Amenities
- Detached Bungalow
- Beautiful Rear Garden
- Summerhouse with Power
- Quiet Location
- Vendor Suited

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This very nicely presented detached bungalow is situated within a quiet no-through road, that's just a short walk from shops & frequent bus routes.



Council Tax Band: D



Franklyn Close

This property offers well planned accommodation that briefly comprises: two double bedrooms (one with fitted wardrobes), living room with far reaching views toward The Purbecks, kitchen with integrated appliances and a modern shower room.

The rear garden is majority laid to hard standing with a collection of nice seating areas, raised beds and a useful shed/summerhouse with light & power supply. Further benefits include off-road parking, UPVC double glazed windows, entrance porch, 'French' doors from both bedrooms and gas central heating.

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.

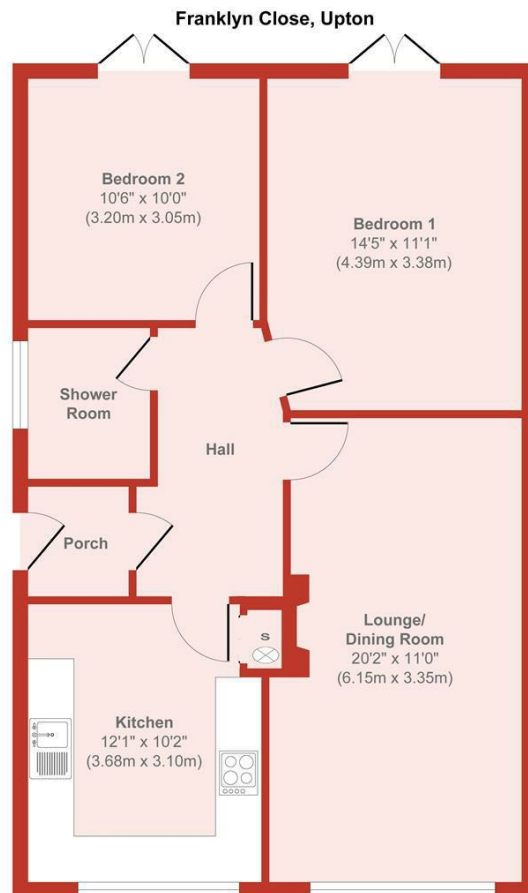
No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

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

EPC Rating:

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	



Floor Plan
 Approx. Gross Internal Floor Area 750 sq. ft / 69.67 sq. m
 Produced by Elements Property