



Plot 84, The Edmonsham Frenches Green, Upton, Poole, Dorset,

£450,000

- Three Bedrooms
- High Specification Interiors
- Integrated Kitchen Appliances
- Anticipated Completion - May/June 2027
- New Semi Detached Home
- Stunning En-Suite
- Beautifully Finished
- Garage & Drive For Two Cars
- Thoughtfully Designed Layout
- A Collection of 2,3 & 4 Bedroom Homes

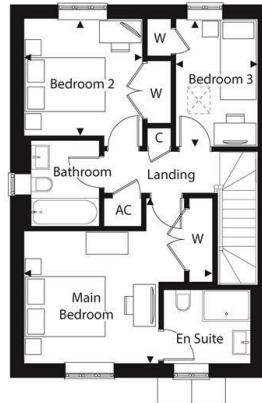
The Edmondsham



Ground Floor

Kitchen/Dining	5.83m x 3.85m	19' 1" x 12' 7"
Living Room	3.38m x 4.63m	11' 1" x 15' 2"

TOTAL FLOOR AREA 101m² 1082ft²



First Floor

Main Bedroom (incl. wardrobe)	4.72m x 3.31m	15' 6" x 10' 10"
Bedroom 2	2.95m x 2.92m	9' 8" x 9' 7"
Bedroom 3	2.03m x 3.19m	6' 8" x 10' 5"

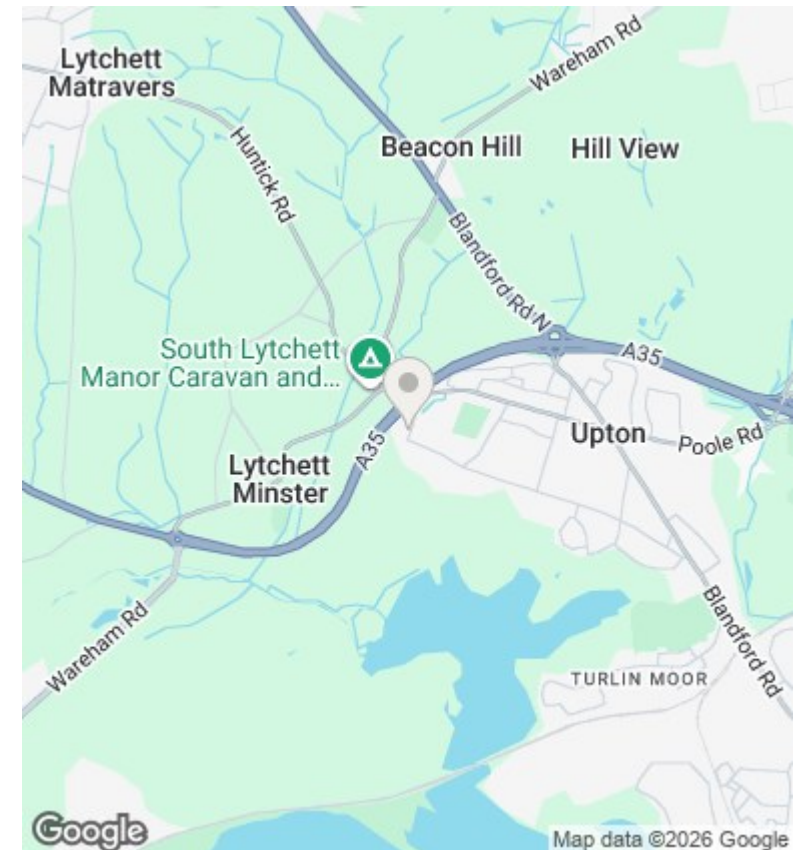
Directions

Viewings

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

Council Tax Band

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	