GREYS

ESTATE AGENTS

## 13 Franklyn Close, Poole, BH16 5PF

# Asking Price £310,000

- Three Bedrooms
- Block Paved Driveway
- Downstairs Toilet
- South Facing Garden
- Popular Location
- Terraced House
- Garage In A Block
- Modern Kitchen & Bathroom
- Close To Amenities & Bus Routes
- Viewing Strongly Recommended!

7 The Triangle, Upton, Poole, Dorset, BH16 5PG
01202 622101

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# 13 Franklyn Close, Poole BH16 5PF

We are pleased to offer for sale this immaculately presented terraced house, situated within the ever popular 'Beacon Park' development in Upton.

3 1 1 C

Council Tax Band: C

## Franklyn Close

The really well presented accommodation comprises; three bedrooms, lounge, kitchen/breakfast room, bathroom and downstairs cloakroom.

Further benefits include gas central heating, UPVC double glazed windows and doors, south facing garden, off road parking, garage in a block and within a cul-de-sac location.

Situated close to local amenities, bus routes and popular schooling, we are expecting high volumes of interest and encourage internal viewings at your earliest convenience. To arrange, or for more information, please contact our Upton office.

### Lounge
15'10" x 10'2" (4.83 x 3.1)

### Kitchen/Breakfast Room
13'8" x 9'8" (4.17 x 2.95)

### Bedroom One
12'2" x 9'3" max (3.73 x 2.82 max)

### Bedroom Two
11'6" x 8'9" (3.53 x 2.67)

### Bedroom Three
7'3" x 6'5" (2.21 x 1.98)

### Bathroom
7'1" x 6'0" (2.18 x 1.85)

## Agents Note

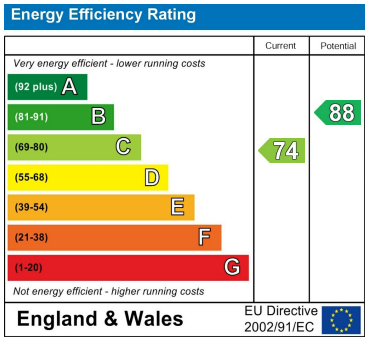
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order.
The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

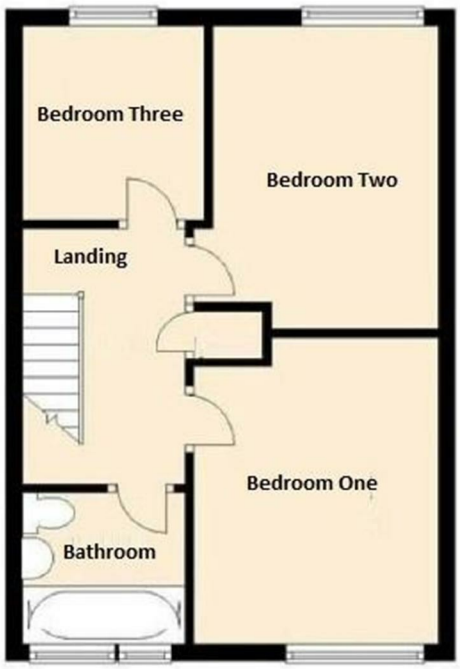
## Viewings

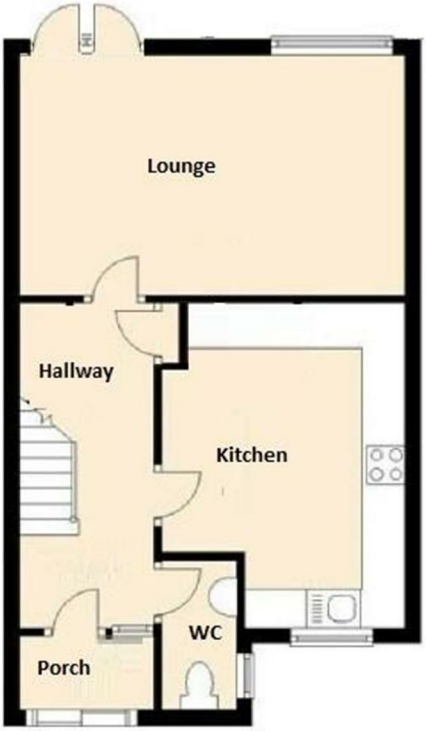
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

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