



Total area: approx. 97.8 sq. metres (1052.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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25 Frenchs Farm Road, Poole, Dorset, BH16 5RT
Guide Price £335,000

**** RECENTLY RENOVATED ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this three bedroom terraced house in the ever-popular and residential area of Upton. Tastefully renovated & stylishly decorated throughout, this property benefits from an array of fine features including three good-sized bedrooms all of which offer bespoke fitted wardrobes, a timeless Shaker-style kitchen with integrated appliances, an open-plan living room/dining room with fitted units leading onto the conservatory, a low maintenance fully landscaped private rear garden with rear-gated access to the single garage that offers a pitched roof, a three-piece family bathroom suite, a downstairs WC, ample storage throughout and two allocated off road parking spaces. This is the perfect time buy and a must view to fully appreciate the accommodation on offer!

Situated in the much-desired Upton location, Frenchs Farm Road is tucked away and overlooking communal lawns. Upton offers a range of different attractions such as the Cobbs Quay Marina, Lytchett Bay, Upton Country Park, Hamworthy Beach and Haven Rockley Park. There are a variety of schools locally which include Upton Infant School, Upton Junior School and Ladybirds Playschool along with a range of shops, bus routes and other useful amenities. Approximately just 1.6 miles away is the Hamworthy Train Station that connects the main line train route to London Waterloo. The ever-popular Poole Quay is also only a short drive away, A truly great location!



Ground Floor

Entrance Porch

Smooth set ceiling, downlights, UPVC double glazed frosted door to the front aspect, power points and carpeted flooring.

Entrance Hallway

Smooth set ceiling, ceiling light, UPVC double glazed frosted door to the front aspect, radiator, feature panelling, built-in under stairs storage cupboard with the consumer unit enclosed and power points, stairs to the first floor, power points, alarm system and LVT flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, Shaker-style wall and base fitted units, integrated longline freezer, integrated fridge, four point gas hob with glass splash back and an integrated oven and stainless steel extractor fan, integrated microwave, integrated washing machine, integrated dishwasher, composite sink with drainer, cupboard with the combination boiler enclosed, power points, feature under counter lighting, radiator and LVT flooring.

Living Room/Dining Room

Smooth set ceiling, downlights, feature ceiling lights, UPVC double glazed window to the rear aspect, base fitted units, power points, television point, radiator and LVT flooring.

Conservatory

Triple aspect UPVC double glazed windows to the side and rear, UPVC roof, built-in window storage, power points, television point, UPVC double glazed sliding doors to the side aspect and LVT flooring.

Downstairs W/C

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink and tiled flooring.

First Floor

Landing

Smooth set ceiling, downlights, smoke alarm, loft hatch (fitted ladder, partially boarded and light), airing cupboard, power points, wooden stairs with wool feature runner, carpeted flooring on the landing.



Bedroom One

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, feature panelling, two double fitted wardrobes, radiator, power points, television point and carpeted flooring.

Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, radiator, double fitted wardrobes, power points, television point and carpeted flooring.

Bedroom Three

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, radiator, fitted wardrobe and drawers, power points, television point and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, panelled bath with extra shower head, toilet, pedestal sink, tiled walls, shaving point, vanity unit with mirrored front, stainless steel heated towel rail and tiled flooring.

Outside

Garden

Artificial lawn, composite decking area with feature spotlights, surrounding wooden fences, wooden raised sleeper with feature spotlights, outside light, external power points, rear gated access to the garage.

Garage

Pitched roof with up and over door.

Front

Block-paved with feature spotlights to the porch area.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: TBC
Council Tax Band: C - Approximately £2364.40 per annum.

Stamp Duty

First Time Buyer: £1,750
Moving Home: £6,750
Additional Property: £23,500