



Swift Close, Creekmoor, Poole, BH17 7UZ

Asking Price **£257,500**

- Two Double Bedrooms
- Generous Rear Garden
- Garage in a Block
- Gas Central Heating
- Popular Location
- Terraced House
- Allocated Parking
- Conservatory
- UPVC Double Glazing
- Well Presented Throughout

# 4 Swift Close, Poole BH17 7UZ

We are delighted to offer for sale this deceptively spacious, two double bedroom house benefitting from allocated parking & a garage.



Council Tax Band: B



### Swift Close

The property is both deceptively spacious and well presented throughout whilst comprising two double bedrooms - the main containing in-built storage, modern kitchen & shower room, sizeable lounge and a conservatory ideal for a dining space.

The generous sized rear garden is laid majority to lawn with a patio area to the rear currently used as a seating space ideal for hosting. The space is enclosed by panel fencing with a variety of shrubbery on show.

Situated within a popular residential road close to amenities, further benefits include allocated parking, gas central heating, UPVC double glazing, a boarded loft space and a garage in a block.

We feel this property would make an ideal first time purchase and viewing comes highly recommended. Please call our Upton branch to arrange.

### Bedroom One

12'7" x 8'7" (3.84m x 2.62m )

### Bedroom Two

11'7" x 6'6" (3.53m x 1.98m)

### Lounge

17'2" x 11'6" (5.23m x 3.51m)

### Kitchen

7'8" x 7'6" (2.34m x 2.29m)

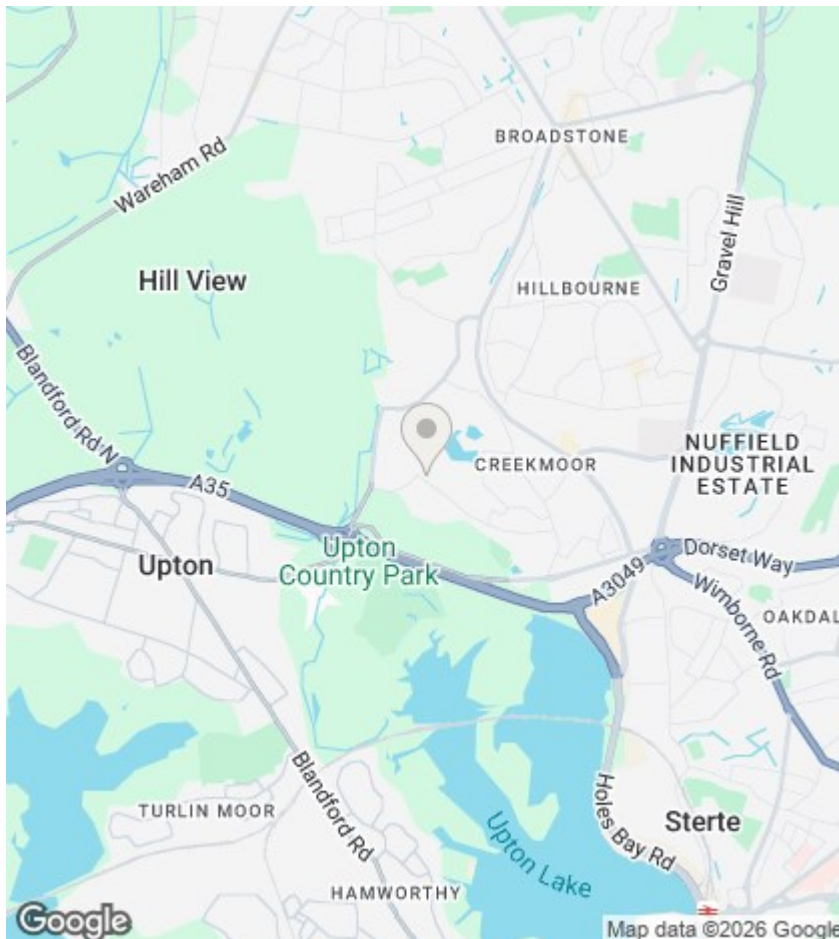
### Conservatory

9'6" x 9'1" (2.90m x 2.77m)

### Shower Room

8'3" x 4'8" (2.51m x 1.42m)

### Garage in a Block



## 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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

