



16 Nightjar Close, Creekmoor, Poole, BH17 7YN

**Asking Price £315,000**

- One Double Bedroom - Formerly Two
- Very Well Presented Throughout
- Detached Garage
- Two Toilets
- Gas Central Heating
- Semi-Detached Bungalow
- Off-Road Parking
- Cul-de-Sac Location
- Fitted Wardrobes
- No Forward Chain

# 16 Nightjar Close, Poole BH17 7YN

NO ONWARD CHAIN! Formerly arranged as a two bedroom, this refurbished & extended semi-detached bungalow offers low maintenance living in a quiet cul-de-sac location.



Council Tax Band: B



### Nightjar Close

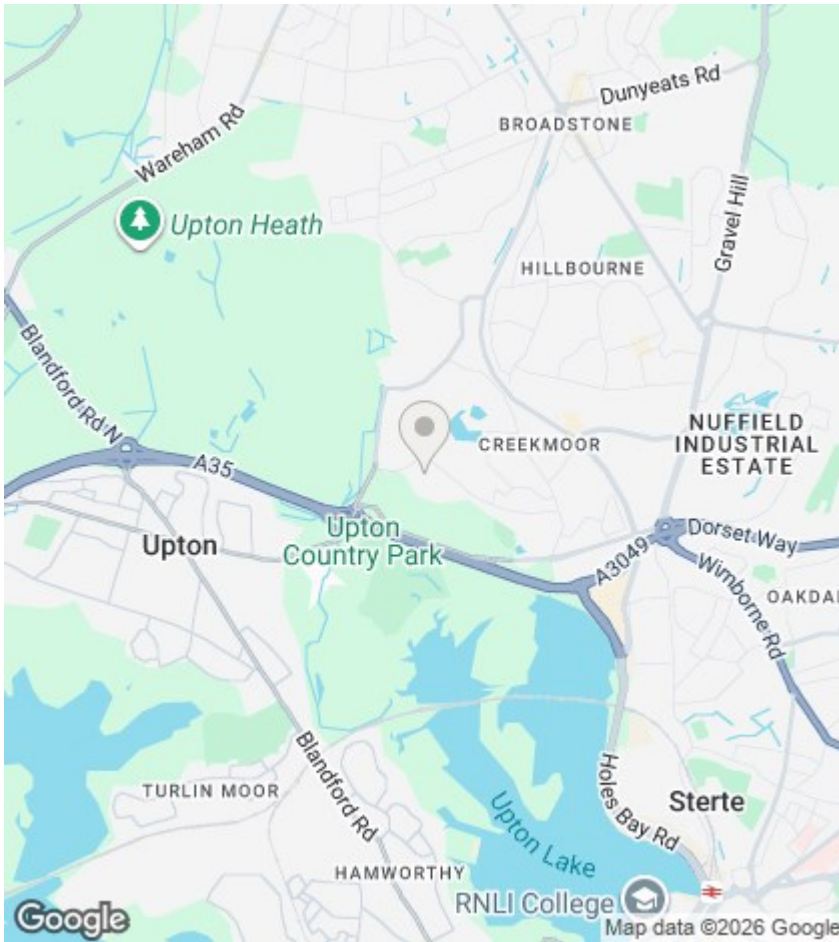
This property is a unique example and offers accommodation that's ideal for someone looking to downsize into a low maintenance home.

To the rear of the bungalow, there is an extension creating the living area - this has French doors leading outside. The kitchen is well finished and has a range of integrated appliances, there's also plenty of space for a nice sized table. The bedroom is particularly spacious and has fitted wardrobes. The en-suite bathroom is well appointed with both a shower and specialst bath, ideal for anyone with mobility issues. There's also a separate toilet off the hallway, ideal for guests.

The rear garden is majority laid to patio and is enclosed by panel fencing, there's a gate providing side access too. Further benefits include off-road parking, a detached garage, UPVC double glazing and gas central heating.

Positioned within a quiet cul-de-sac location, just moments from Upton Country Park and a host of other amenities - we encourage internal viewing to appreciate.

To arrange, or for more information, please contact our Upton Branch at your earliest convenience.



## 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

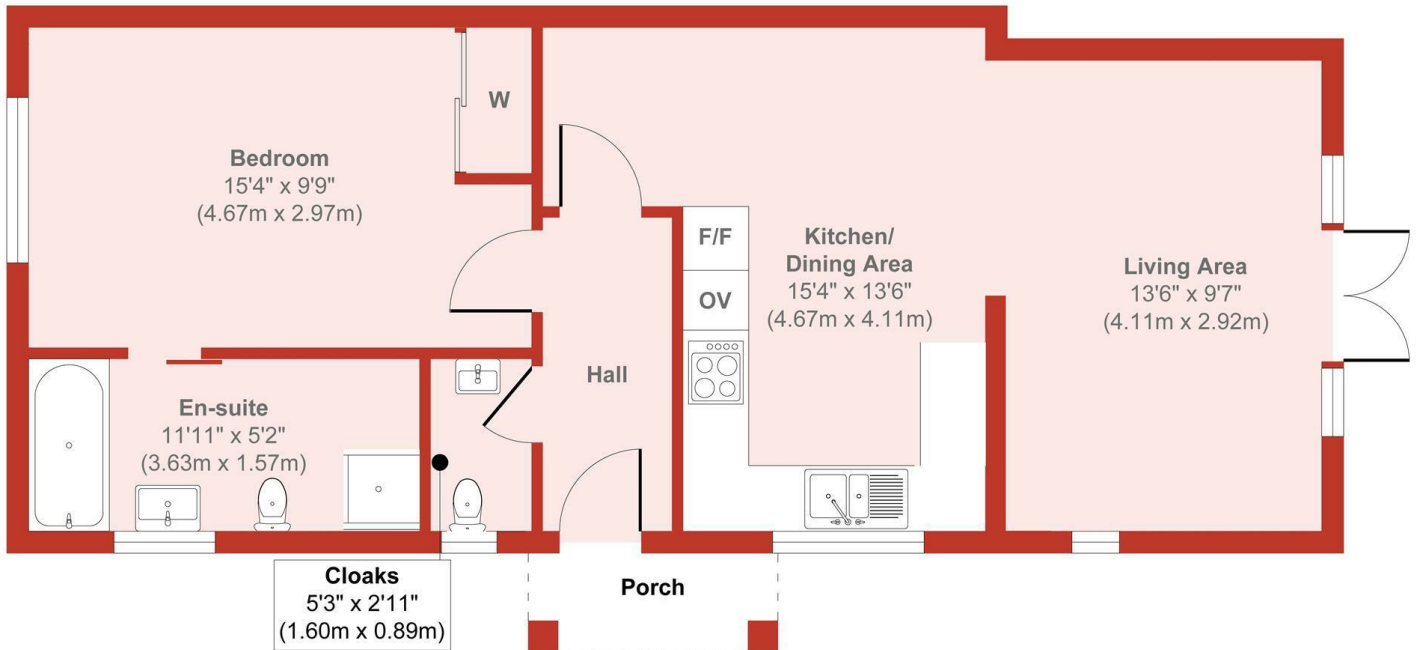
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      | 78        |
| (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 |           |

## Nightjar Close, Creekmoor



### Floor Plan

Approx. Gross Internal Floor Area 594 sq. ft / 55.18 sq. m

Produced by Elements Property