



62 Martin Close, Creekmoor, Poole, BH17 7XS

£264,500

- Two Double Bedrooms
- Allocated Parking
- Lounge / Dining Room
- Cul-De-Sac Location
- No Forward Chain!
- Staggered Terraced House
- Gas Central Heating
- Enclosed Rear Garden
- Well Presented Throughout
- Close to Local Amenities & Bus Routes

62 Martin Close, Poole BH17 7XS

No Forward Chain! We are delighted to offer for sale this two double bedroom, staggered terrace house situated in a popular residential cul-de-sac benefitting from allocated parking.



2



1



1



C

Council Tax Band: C



MARTIN CLOSE

The property briefly comprises two double bedrooms (fitted wardrobes in bedroom one), lounge/dining room, kitchen and bathroom.

The rear garden is fully enclosed by panel fencing and has been laid majority to patio for low maintenance. Towards the rear of the garden you will find a useful storage shed.

Further benefits include gas central heating, UPVC double glazed windows and doors, allocated parking and a position close to local amenities and bus routes.

We believe this property would make an ideal first time purchase. To arrange a viewing, or for more information, please call our Upton office.

LOUNGE/DINER

18'9" x 12'6" (5.72 x 3.81)

KITCHEN

12'5" x 8'1" (3.78 x 2.46)

BEDROOM ONE

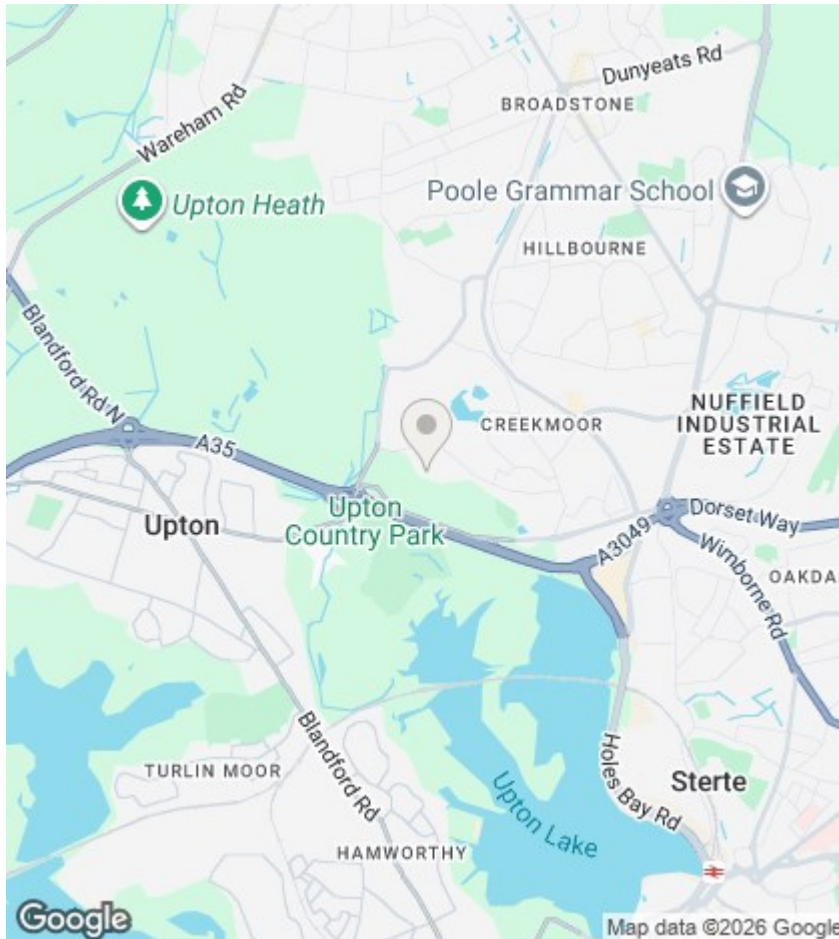
12'7" x 10'5" into wards (3.84 x 3.18 into wards)

BEDROOM TWO

12'6" x 8'2" (3.81 x 2.49)

BATHROOM

8'6" x 4'8" (2.59 x 1.42)



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.

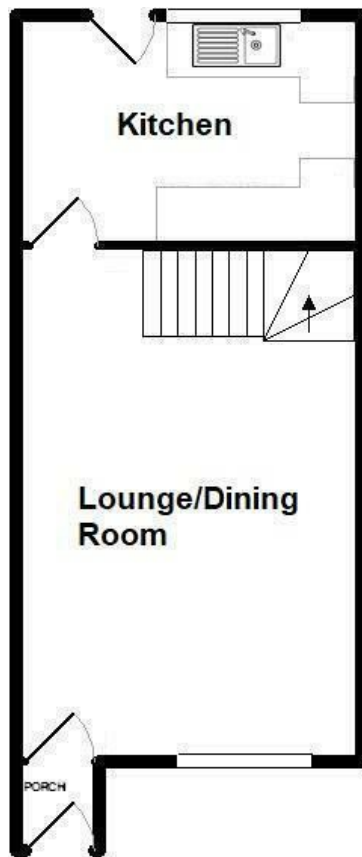
Viewings

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

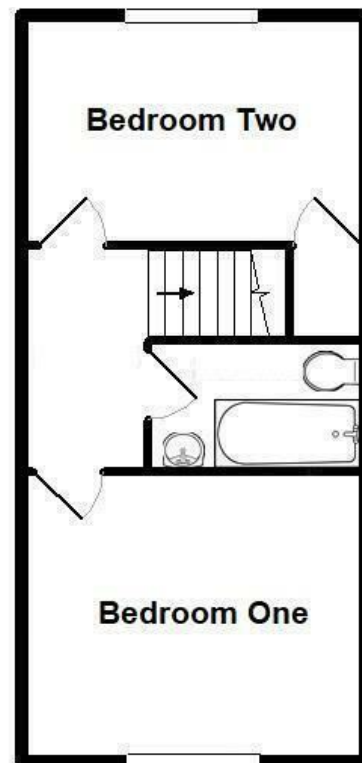
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	69	
(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



GROUND FLOOR



1ST FLOOR