

14 Swift Close
Creekmoor
Poole BH17 7UZ

Price **£265,000** Freehold

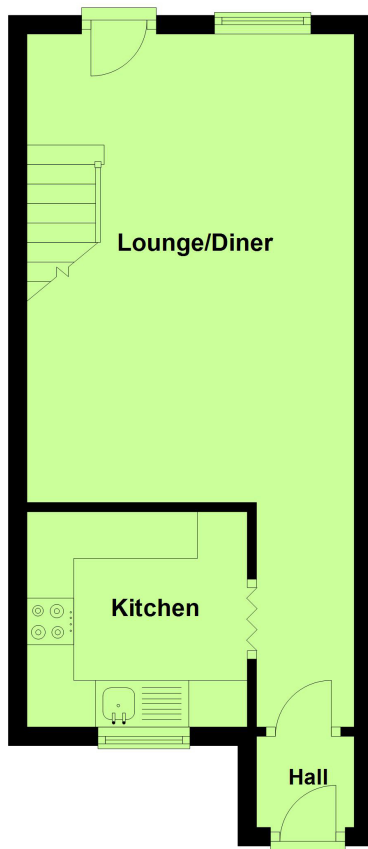


A WELL PRESENTED TWO BEDROOM TERRACED HOUSE SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION CLOSE TO LOCAL SHOPS, BENEFITTING FROM GOOD SIZED REAR GARDEN AND NO FORWARD CHAIN.



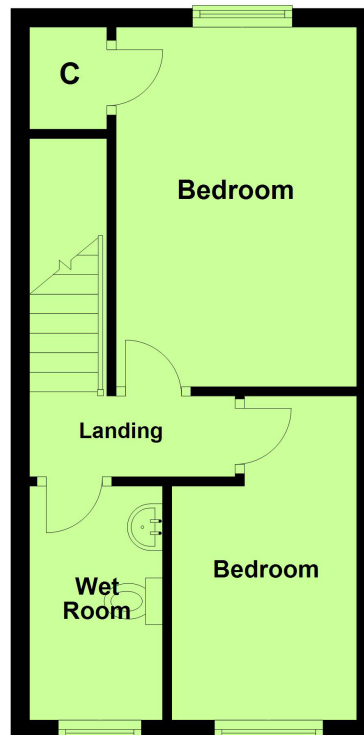
Ground Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.1 sq. feet)



Total area: approx. 51.9 sq. metres (558.7 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 or 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.

- * ENTRANCE HALLWAY 4' 4" X 3' (1.34m x 0.91m)**

- * KITCHEN 7' 9" X 7' 7" (2.40m x 2.34m)**

- * LOUNGE/DINING ROOM 16' 6" X 11' 6" (5.05m x 3.53m)**

- * STAIRS RISING TO FIRST FLOOR**

- * BEDROOM ONE 12' 8" X 8' 5" (3.90m x 2.59m)**

- * BEDROOM TWO 11' 8" X 6' 6" (3.59m x 2.01m)**

- * WET ROOM 8' 8" X 4' 8" (2.68m x 1.46m)**

- * FRONT AND REAR GARDENS**

- * GARAGE IN A BLOCK**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which in turn via a timber glazed door leads through to the main accommodation. The kitchen has window to front aspect, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, wine rack, single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include oven, four ring gas hob and extractor fan over. The light and airy lounge/dining room has window and door leading out to the rear garden, TV point, stairs rising to first floor and central fireplace with gas fire, marble effect hearth, surround and wooden mantel.

The first floor landing has loft access via a hatch. Bedroom one has window to rear aspect with pleasant views over the rear garden, TV point, telephone point and built in storage cupboard with 'Glow Worm' boiler and slatted shelving. Bedroom two has window to front aspect. The wet room has frosted window to front aspect, part tiled walls, towel ladder radiator, wash hand basin with hot and cold tap and low level flush WC.

To the front of the property is a low maintenance garden being laid to shingle with a level, step-free pathway leading to the front door. There is an outside tap to the front. One of the main features to this property is the sizeable rear garden which has a patio running adjacent providing seating with a pathway leading to the remainder, all of which are bound by timber fence and mature shrub borders. There is also rear access to the garden via a gate leading to a rear pathway. The property also benefits from a single garage in a block.

**FRONT GARDEN**



DIRECTIONS:

From Broadstone Centre proceed to the Broadstone roundabout and take the first exit left into Broadstone Way. Take the first turning right into Beechbank Avenue and follow the road round into Longmeadow Lane. Take the second turning on the left into Woodpecker Drive and then take the third turning on the right into Northmead Drive. Swift Close is the first turning on the left.

COUNCIL TAX: Band B. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: C.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1826