

76 Sycamore Close
Creekmoor
Poole BH17 7YJ

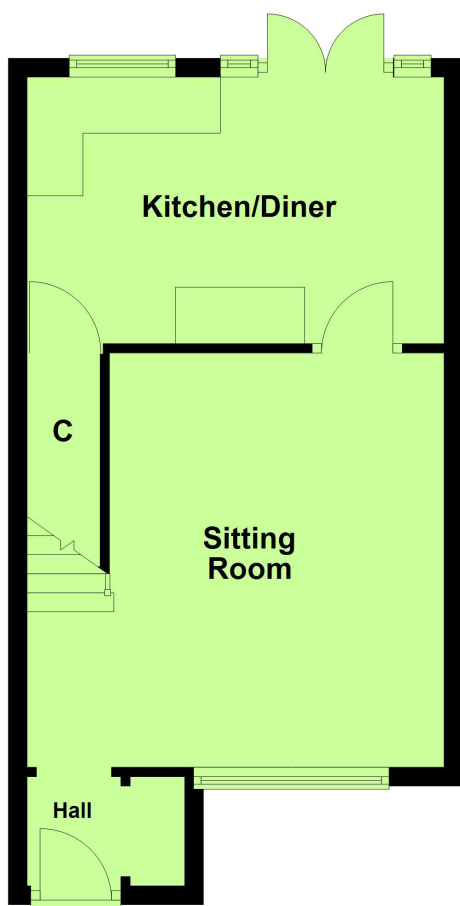
Price **£275,000** Freehold



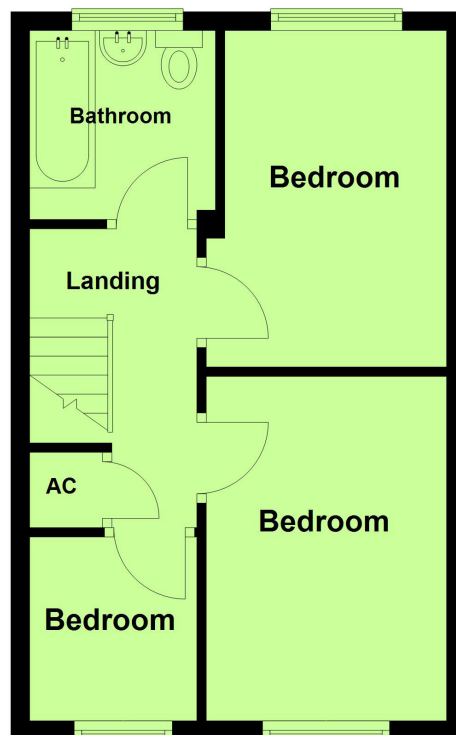
A THREE BEDROOM END OF TERRACE FAMILY HOME, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, IN GENERAL NEED OF UPDATING THROUGHOUT AND OFFERED TO THE MARKET WITH NO FORWARD CHAIN.



Ground Floor



First Floor



Total area: approx. 67.7 sq. metres (729.1 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.

- * ENTRANCE HALL 5'2" x 4' (1.58m x 1.21m)**

- * SITTING ROOM 14'6" x 14'6" (4.45m x 4.45m)**

- * KITCHEN/DINING ROOM 14'6" x 10' (4.45m x 3.04m)**

- * STAIRS RISING TO FIRST FLOOR**

- * BEDROOM ONE 12'2" x 8'5" (3.71m x 2.59m)**

- * BEDROOM TWO 11'8" x 8'5" (3.59m x 2.59m)**

- * BEDROOM THREE 6'5" x 5'8" (1.98m x 1.76m)**

- * FAMILY BATHROOM 6'7" x 6'5" (2.04m x 1.98m)**

- * FRONT & REAR GARDENS**

- * UPVC DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hall which has telephone point and fuse board. An archway from the entrance hall leads through to the spacious sitting room which has window to front aspect, TV point and stairs rising to the first floor. The kitchen/dining room has window and double opening doors to the rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, circular sink with drainer and mixer tap, understairs storage cupboard and wall mounted boiler.

The first floor landing has loft access via a hatch and airing cupboard with hot water tank and slatted shelving. Bedrooms one and three both have windows to front aspect and bedroom two has window to rear aspect with pleasant views over the garden. The family bathroom has frosted window to rear, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and panel enclosed bath with mixer tap and 'Mira' shower over.

To the front of the property is a small area laid to shingle with a central pathway leading to the front door. The low maintenance and southerly facing rear garden is predominantly laid to paving providing ample seating with timber fence borders, hard standing for shed and access along the side of the property in turn leads to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout continue straight across. At the next mini roundabout continue straight ahead and Sycamore Close is the first turning on the right hand side.

COUNCIL TAX: Band C BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

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: R1955