



70 Sycamore Close, Creekmoor, Poole, Dorset, BH17 7YJ

Asking Price £285,000

- Two Double Bedrooms
- Parking/Driveway
- Gas Central Heating
- Modern Kitchen
- Ideal First Time Buy
- Semi Detached House
- Popular Location
- UPVC Double Glazing
- Spacious Room Sizes
- Rear Garden

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We are pleased to offer for sale this semi detached house situated in a popular road in Creekmoor, near local amenities and bus routes.



Council Tax Band: C



Sycamore Close

Having been recently modernised by the current owners, the spacious and well planned accommodation briefly comprises; two double bedrooms, lounge, modern kitchen and bathroom.

Further benefits include; gas central heating, modern UPVC double glazing, driveway to the rear of the property behind gates and a south easterly facing rear garden, which is mainly laid to lawn & paving.

In our opinion, this well presented property will make an ideal first time buy and viewings come highly recommended at your earliest convenience. To arrange, please contact our Upton office.

Lounge

13'8" x 12'4" (4.17m x 3.76m)

Kitchen

12'3" x 7'6" (3.73m x 2.29m)

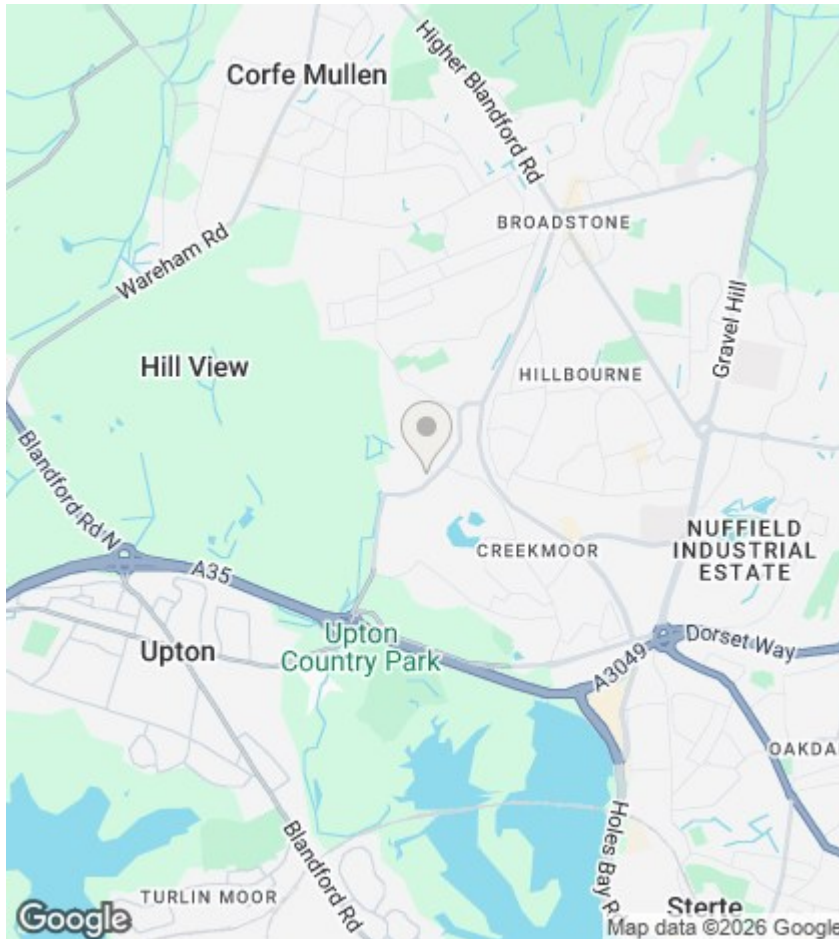
Bedroom One

12'5" x 8'9" (3.78m x 2.67m)

Bedroom Two

12'4" x 7'7" (3.76m x 2.31m)

Bathroom



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

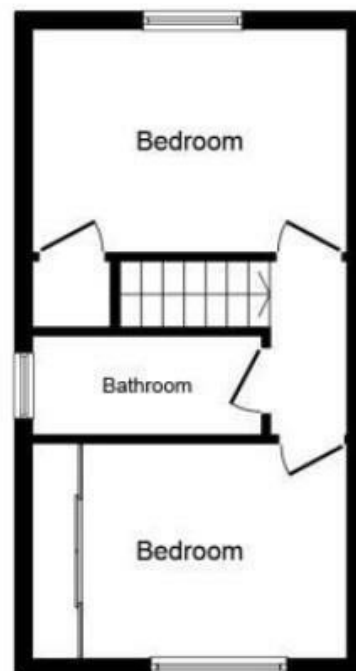
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

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



First Floor