



Sycamore Close, Creekmoor, Poole, Dorset, BH17 7YH

Offers in excess of £275,000

CREEKMOOR, £275,000 Offers in excess, "NO FORWARD CHAIN". Take a look at this super house located in Sycamore Close, Creekmoor, Poole. This property comes with two double bedrooms and a modern bathroom with white suite. Downstairs there is a kitchen with plenty of cupboards and overlooking front aspect. There is a lounge with doors leading into a good size conservatory with sunny aspect and being double glazed. There is a larger than average size garden with patio area and lawn area. The property has gas central heating and is upvc double glazed. There is a single parking bay conveyed with the property in nearby car park and parking in the road on a first come first serve basis. Council Tax band is C. IDEAL FIRST TIME BUY . Pictures taken prior to tenancy and the property is vacant from June 2024.



FRONT DOOR AND ENTRANCE HALL

Upvc double glazed door with locking handles leading into the entrance hall. Entrance hall area has white ceiling, emulsion painted walls and fitted carpet. Light switch. Under stairs cupboard with door for storage. Doors to kitchen and lounge. Ceiling lighting.

KITCHEN

12'2" x 7'6" (3.71 x 2.30)

Door leading to the kitchen with front facing aspect. White ceiling, part emulsion and part tiled walls with lino flooring. Ceiling lighting. Radiator. Upvc double glazed window overlooking front garden area and road. Light switch, plug sockets and fuse switches. There is space for fridge freezer, space and plumbing for washing machine. One and half bowl sink with mixer tap. Free standing cooker and wall mounted boiler.



LOUNGE

13'7" x 12'3" (4.15 x 3.75)

Door leading from the hall into this lounge room with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switches, plug sockets and TV socket. Radiator. Upvc double glazed patio doors leading into the conservatory. Stairs leading from lounge to first floor and landing area.



CONSERVATORY

11'6" x 11'3" (3.51 x 3.44)

There is a good size conservatory brick based with upvc double glazed windows opening and fixed panes and fitted light wood colour flooring. Double Upvc double glazed doors leading to rear garden. Fitted window blinds. Wood stained window ledges.

REAR GARDEN

This larger than average sunnt aspect rear garden is mainly laid to lawn with a border and patio area. Side gate wooden leading to front of the property. Fencing around boundary of the garden. There is a garden shed. Water tap to side of the conservatory.



STAIRS AND LANDING AREA

7'10" x 2'7" (2.39 x 0.79)

Leading from the lounge with stairs to first floor and landing area. Continuation of the decor with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Doors to all first floor rooms.

BEDROOM ONE (REAR PRINCIPLE BEDROOM)

8'7" x 12'4" (2.63 x 3.77)

Door leading into the good size double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Upvc double glazed window overlooking rear garden.



BEDROOM TWO (FRONT)

8'2" x 12'6" (2.51 x 3.82)

Door leading from the landing area into the double bedroom with front facing aspect. White ceiling with ceilinging. Emulsion painted walls and fitted carpet. Upvc double glazed window overlooking front garden. Radiator.

BATHROOM

9'4" x 4'7" (2.86 x 1.40)

Door leading into the bathroom with white ceiling fully tiled and fitted flooring. White suite consisting of bath with side and back panels, metal fittings with electric shower over the bath. There is a WC with seat and lid and cistern flush. A white sink with metal fittings and pedestal. Ceiling lighting. Light pull cord. Radiator.

PARKING

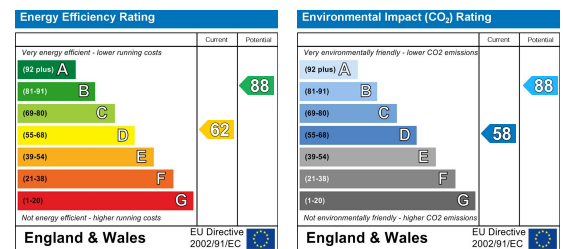
One allocated parking space conveyed with the property in car park. There is also road parking on a first come first serve basis in the close.

TENURE

The property is FREEHOLD.

The Property is also being offered with "NO FORWARD CHAIN".





Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD