



Littlemead Close, Creekmoor, BH17 7XJ

**Asking Price £179,950**

- Two Bedrooms
- Close To Amenities
- New Carpets
- Double Glazing
- Spacious Throughout
- First Floor Flat
- Redecorated Throughout
- Gas Central Heating
- Private Entrance
- No Forward Chain!



# Littlemead Close, Creekmoor, BH17 7XJ

VACANT, NO FORWARD CHAIN! We are pleased to offer for sale this thoroughly spacious, and recently redecorated, first floor flat with private entrance, situated in a cul-de-sac in Creekmoor, near Poole.



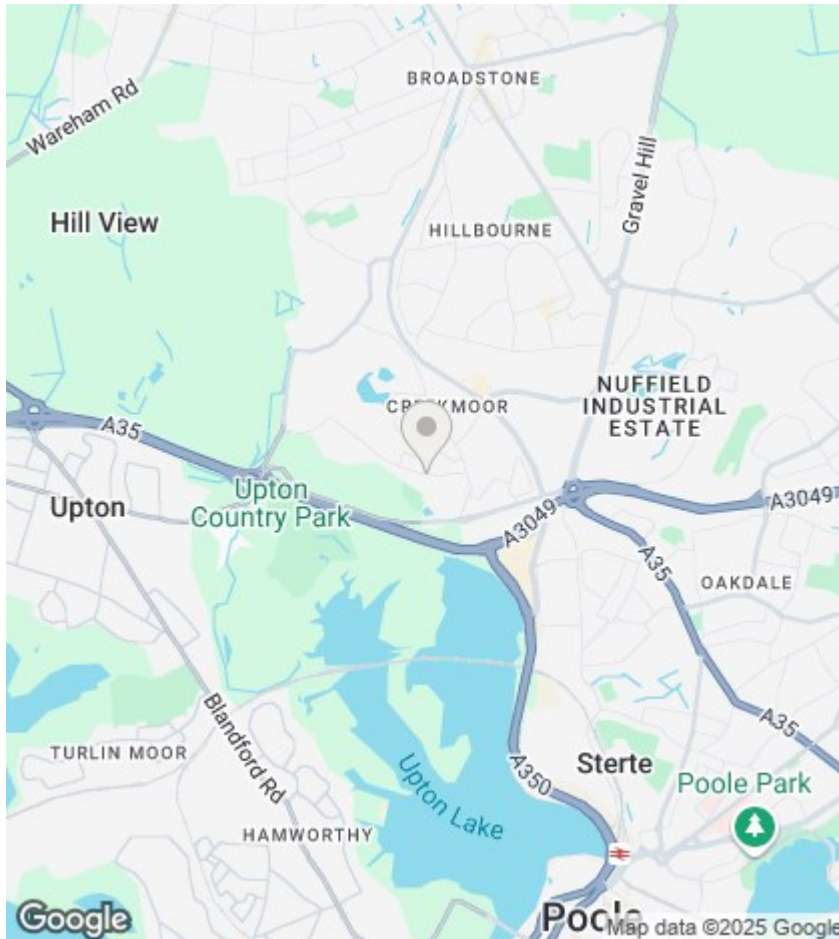
Council Tax Band: B



### Littlemead Close

The generous and well planned accommodation briefly comprises; private entrance with stairs to the first floor, lounge, kitchen, two good size bedrooms, bathroom and several storage cupboards.

Further benefits include; gas central heating, double glazing, recently redecorated throughout, new carpets/flooring, loft space, ample on and off street parking and use of spacious communal gardens. Situated close to local amenities and within easy reach of Poole Town Centre, we believe this property will make an ideal first time buy or investment. Offered for sale with no forward chain.



## 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.

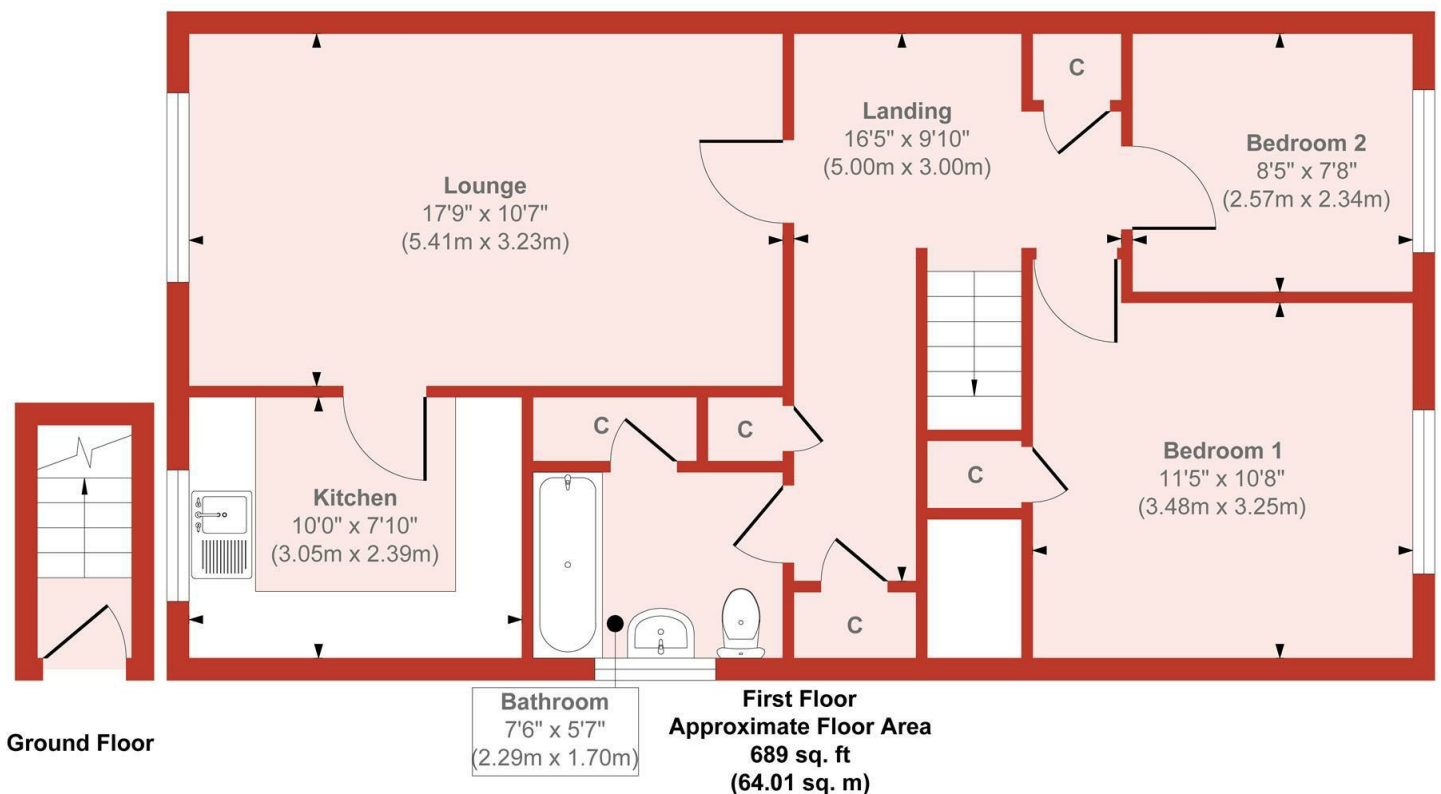
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 689 sq. ft / 64.01 sq. m

Produced by Elements Property