



74 Rowan Drive, Creekmoor, Poole, BH17 7YR

**£269,500**

- Two Double Bedrooms
- Re-Decorated Throughout
- Pleasant Rear Garden
- Cul-de-Sac Location
- Allocated Parking Space
- Mid Terraced House
- New Kitchen
- Heat Pump
- Close to Trailway
- No Forward Chain



# 74 Rowan Drive, Poole BH17 7YR

No Forward Chain! We are delighted to offer for sale this modern, mid terraced house situated in a quiet cul-de-sac location.



2



1



1



D

Council Tax Band: B



## ROWAN DRIVE

Briefly, the accommodation comprises: two double bedrooms, living room, modern kitchen with dining space and family bathroom.

Further benefits include a pleasant rear garden with new shed, allocated parking space, UPVC double glazing and central heating which runs off a heat pump.

The property is tucked away toward the end of a quiet, residential cul-de-sac - easy access to both Broadstone & Upton is offered thanks to the Castleman Trailway being on the doorstep.

In our opinion, this property would make an ideal first time purchase or buy to let. To arrange a viewing, or for more information, please call our Upton office.

## LIVING ROOM

12'9" x 12'4" (3.89 x 3.76)

## KITCHEN/DINING ROOM

12'3" x 8'10" (3.73 x 2.69)

## BEDROOM ONE

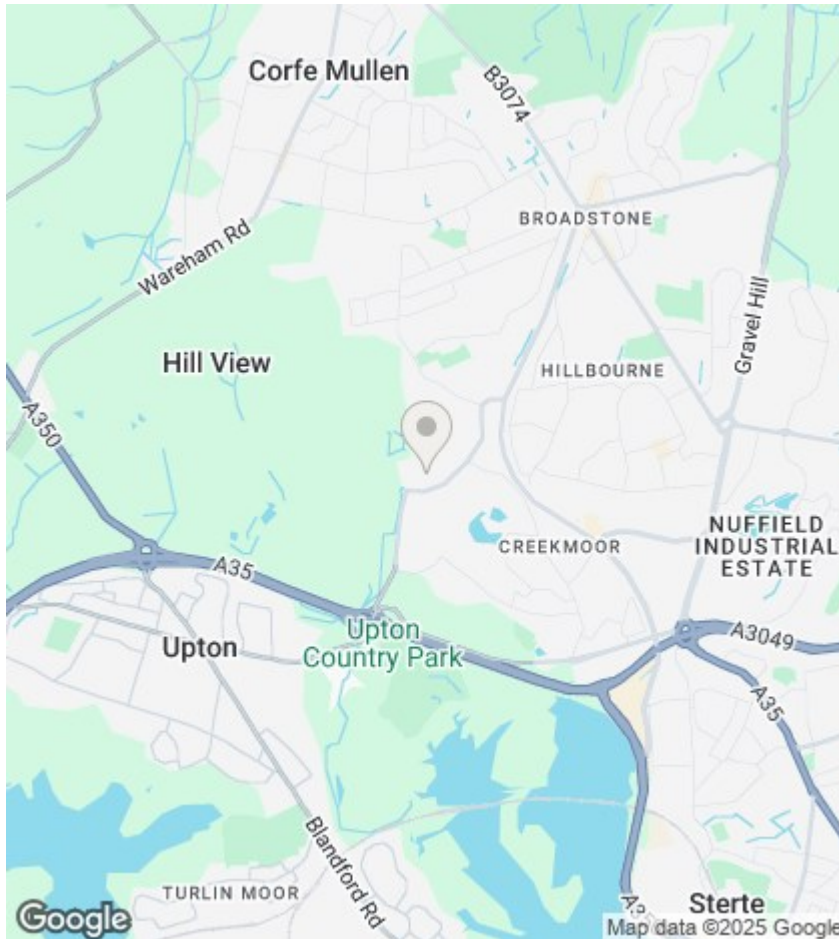
12'4" x 8'11" (3.76 x 2.72)

## BEDROOM TWO

12'4" x 7'2" (3.76 x 2.18)

## BATHROOM

8'3" x 4'10" (2.51 x 1.47)



## 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

