



41 Swift Close, Creekmoor, Poole, BH17 7UT

Asking Price £275,000

- Two Bedrooms
- Well Presented
- Garage in a Block
- Updated 'Combi' Boiler
- Cul-de-Sac Position
- End of Terrace House
- Conservatory
- Pleasant Rear Garden
- UPVC Double Glazing
- View to Appreciate

41 Swift Close, Poole BH17 7UT

An ideal first time home tucked away in a quiet residential cul-de-sac, benefitting from a garage and enclosed rear garden.



Council Tax Band: C



Swift Close

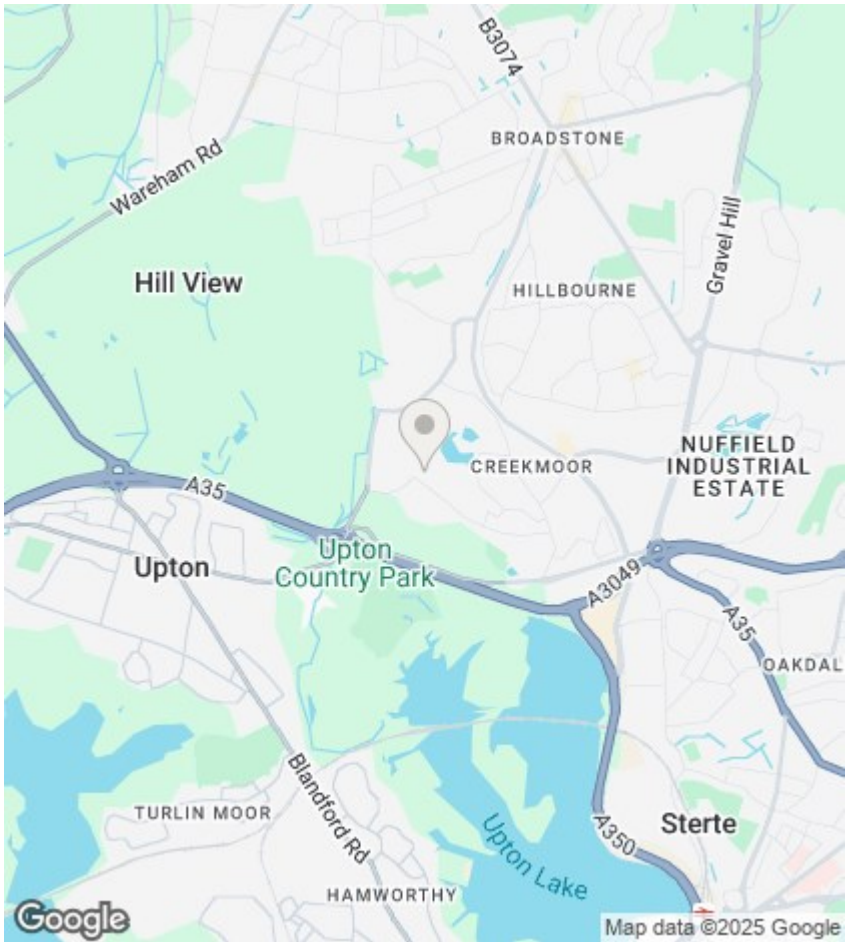
The well planned accommodation briefly comprises two bedrooms, living room, kitchen, conservatory (which would be an ideal dining space or utility area) and main bathroom.

The rear garden is majority laid to lawn with a patio area abutting the rear of the property. There is a useful shed, a gate providing side access and all is enclosed by panel fencing.

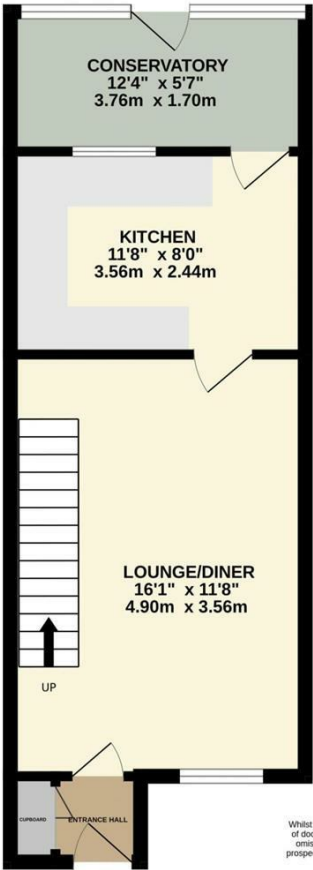
Further benefits include a recently replaced 'combi' boiler, UPVC double glazing, entrance porch and a garage in a block. If you were to have a small car, you could likely park this in front of the garage - if not, there is ample on-road parking to be made use of.

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.

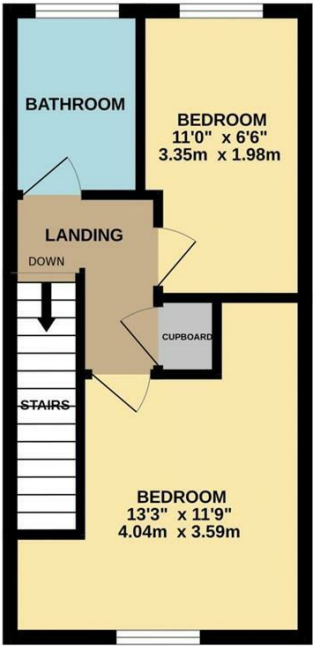
To arrange a viewing, or for more information, please call our Upton office at your earliest convenience.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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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) A		90
(81-91) B		
(69-80) C	73	
(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	