





13 SWANN HILL GARDENS

POOLE, BH16 5FN

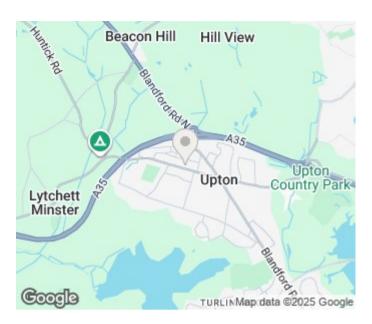
£425,000 FREEHOLD

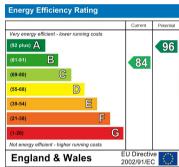
* Immaculate detached house in a popular location * * Three generously sized bedrooms * * Modern fitted kitchen * * Living/dining room * * Family bathroom * * Downstairs WC * * Private easterly facing garden with useful log cabin * * Parking spaces for two vehicles * * Remainder of new build warranty remaining * *Generous boarded loft space*



Approx Gross Internal Area 85 sq m / 917 sq ft Bedroom 2 Bedroom 3 2.87m x 2.86m 9'5" x 9'5" 42.31m x 3.08m ► 7'7" x 10'1" Living/Dining Room 5.45m x 4.24m 17'11" x 13'11" En Suite .85m x 1.34m 6'1" x 4'5" Hallway Kitchen 2.82m x 3.98m 9'3" x 13'1" Bedroom 1 2.94m x 3.36m 9'8" x 11'0" 1.25m x 1.72m ◀ 4'1" x 5'8" ► Bathroom 2.35m x 1.76m 7'9" x 5'9" First Floor Approx 42 sq m / 454 sq ft Ground Floor Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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