



13 SWANN HILL GARDENS

POOLE, BH16 5FN

£425,000

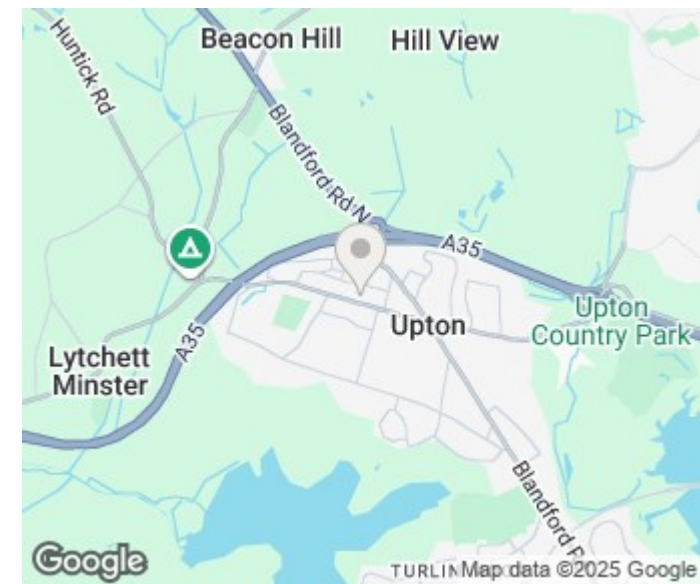
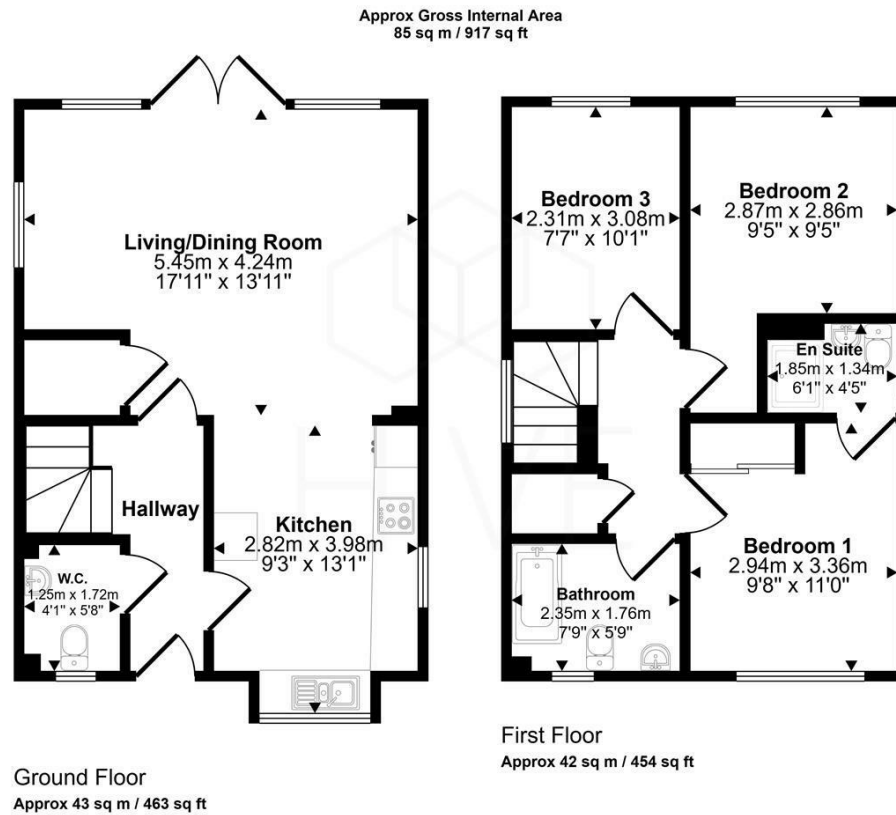
FREEHOLD

* 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



HIVE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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	

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

Hive & Partners
Unit F1
Arena Business Centre 9
Nimrod Way
Ferndown
BH21 7UH

01202 122 002
sales@hiveandpartners.co.uk
<https://www.hiveandpartners.co.uk/>

