

FOR SALE



Martin Close, Creekmoor, Poole
£265,000


MARTIN&CO

Martin Close, Creekmoor

£265,000

- Semi-detached house
- NO FORWARD CHAIN
- council tax band 'C' = £1820pa
- 77 square metres
- front & rear gardens!
- CLOSE TO UPTON HEATH
- Enclosed rear garden

*** NO FORWARD CHAIN ***

This two bedroomed semi-detached home has local shops nearby & is located close to Upton Heath! With both double glazing & gas central heating, the enclosed rear garden can be accessed directly from the kitchen or via the path to the side of the property.



PORCH UPVC front door.

LIVING ROOM 15' 8" x 12' 6" (4.79m x 3.83m) Ceiling light, double glazed window to front aspect, wall mounted electric fire, radiator. Stairs to first floor landing.

KITCHEN Ceiling light, double glazed windows & door opening onto the private enclosed rear garden. Range of wall & base units with worktop over & splashbacks. Cooker hood, stainless steel splashback, gas hob & eye level oven. Space & plumbing for washing machine & free-standing fridge freezer.

REAR GARDEN Enclosed low maintenance rear garden, currently laid to paving & gravel, surrounded by timber fencing.

LANDING Ceiling light, loft hatch.

BEDROOM 10' 8" x 10' 5" (3.26m x 3.20m) Ceiling light, double glazed window to front aspect overlooking adjacent gardens & woodland. Triple bank of built in wardrobes with sliding mirrored doors, radiator.

BEDROOM 12' 6" x 8' 2" (3.83m x 2.49m) Ceiling light, double glazed window to rear aspect, built in cupboard, radiator.

BATHROOM Ceiling light, double glazed frosted window to side aspect. Fully tiled, bath with shower over, toilet, basin, heated towel rail style radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Martin & Co Poole

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.