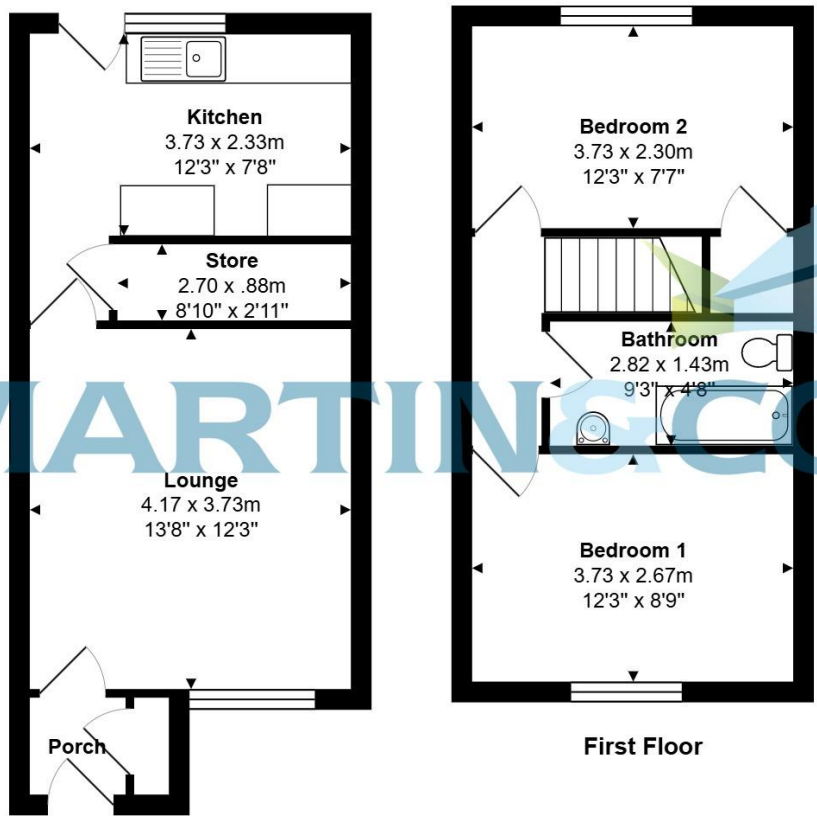




# Property Location Creekmoor



Ground Floor

First Floor

Total Area: 58.4 m<sup>2</sup> ... 628 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**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.



## Creekmoor

Guide Price £270,000

**Martin & Co Poole**

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**01202 710171**

<http://www.poole.martinco.com>





2 Double Bedrooms

Popular Location

Cul De Sac Position

Ideal Starter Home

Single Garage

No Forward Chain

Lounge/Diner

Garden

Gas Central Heating

Close to Amenities



## Why you'll like it

Situated in a popular and well-connected location, this charming two-bedroom terraced home offers an excellent opportunity for first-time buyers or investors looking for a buy-to-let property. The home is perfectly positioned within easy reach of local amenities, schools, and transport links, making it a convenient and desirable place to live.

As you enter the property, you are welcomed directly into a spacious living room which is a bright and comfortable area ideal for relaxing or entertaining guests. The kitchen is at the rear of the house. This features floor-to-ceiling units and provides space for further appliances. From the kitchen, a door opens out onto the rear garden, which is a great size and is ideal for families or those who enjoy outdoor living. The garden is thoughtfully divided into a decked area, perfect for summer dining, and a well-maintained lawn for recreational use.

Upstairs, the property boasts two generously sized double bedrooms. The main bathroom is also located on the first floor and is fitted with a bath and overhead shower, toilet, and sink.

In addition to the internal features, the property benefits from a single garage located nearby, providing secure parking or additional storage space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	88 B

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Poole nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

