



Millfield, Creekmoor, BH17 7XH

**Asking Price £289,000**

- Three Bedrooms
- Spacious Throughout
- Downstairs Toilet
- Close to Amenities
- Gas Central Heating/UPVC Double Glazing
- Terraced House
- Kitchen/Breakfast Room
- Popular Location
- Driveway (No Dropped Kerb)
- No Forward Chain!

# 272 Millfield, Poole BH17 7XH

NO FORWARD CHAIN! We are pleased to offer for sale this particularly spacious, terraced house situated within a popular residential area central to an array of local amenities.



Council Tax Band: C



### **Millfield**

The accommodation is spacious throughout and comprises three bedrooms, kitchen/breakfast room, living room, four piece bathroom and downstairs toilet.

Further benefits include a pleasant rear garden, block paved frontage ideal for parking (kerb needs to be dropped & subject to approval), gas central heating and UPVC double glazing.

In our opinion this property would appeal to first time buyers and investment purchasers alike. To arrange a viewing, or for more information, please call our Upton office at your earliest convenience.

### **Lounge**

21'4" x 14'11" (6.50m x 4.55m)

### **Kitchen/Dining Room**

16' x 8'9" (4.88m x 2.67m)

### **Bedroom One**

14'2" x 8'9" (4.32m x 2.67m)

### **Bedroom Two**

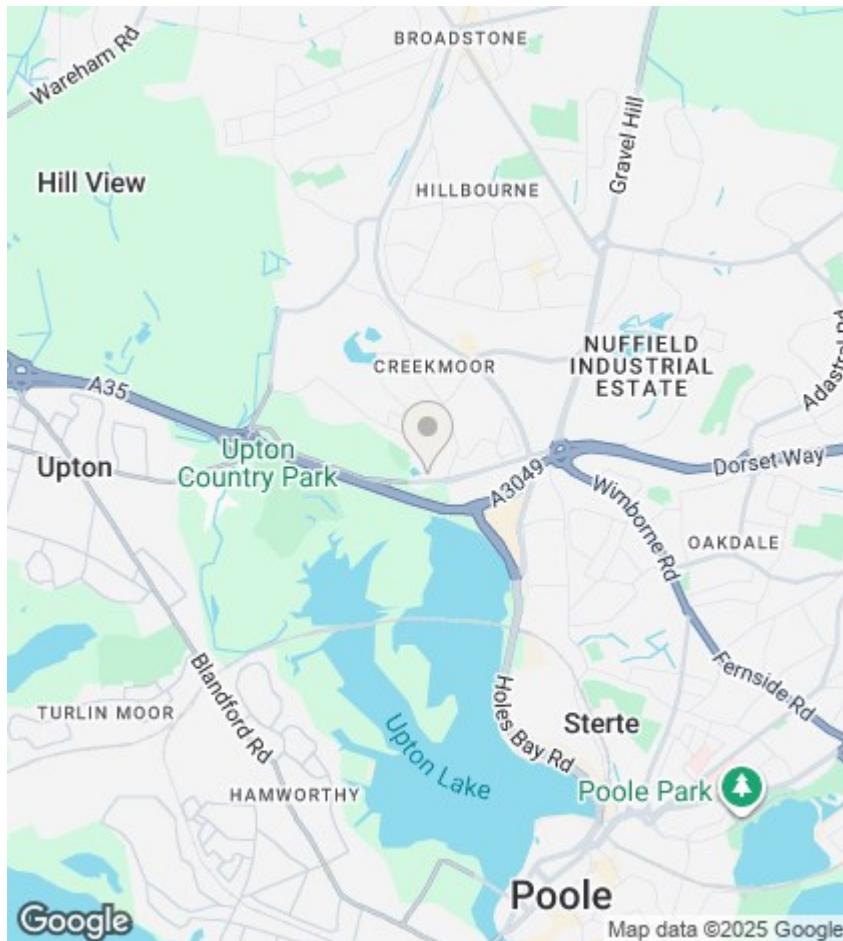
12' x 8'9" (3.66m x 2.67m)

### **Bedroom Three**

12' x 6' (3.66m x 1.83m)

### **Bathroom**

9'6 x 5'11" (2.90m x 1.80m)



## 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		
(81-91) B		
(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	



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 inaccuracy. Prospective buyers should satisfy themselves as to the suitability of the property for their prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their working order.