



15 Larch Close, Creekmoor, Poole, Dorset, BH17 7YL

Asking Price £215,000

- Two Bedrooms
- Private Garden
- Cul-De-Sac Position
- Popular Location
- Ideal First Time Buy
- Terraced Cluster House
- Allocated Parking
- Gas Central Heating
- Double Glazing
- No Chain!

15 Larch Close, Poole BH17 7YL

No Chain! We are delighted to offer for sale this charming cluster house situated in a popular road in Creekmoor. Allocated parking and lovely garden!



Council Tax Band: B

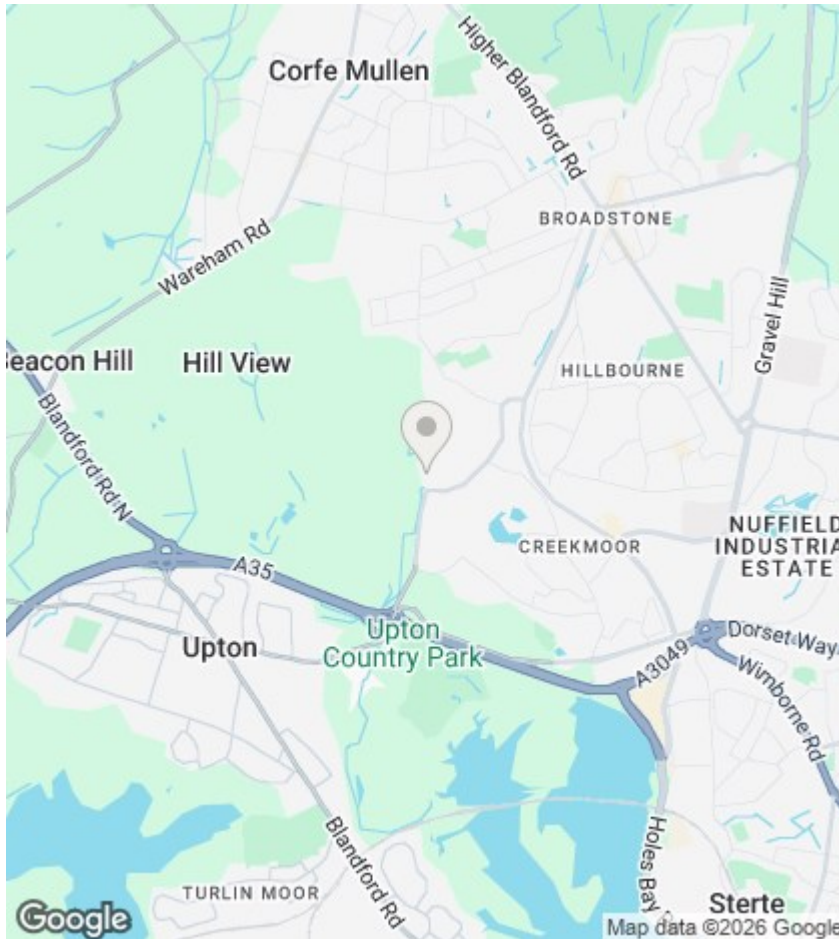


Larch Close

The accommodation briefly comprises; two bedrooms (one double, one single), lounge dining room with box bay window, kitchen and family bathroom.

The property further benefits from gas central heating, double glazing, fantastic rear garden and allocated parking.

Situated within a cul-de-sac in a popular road in Creekmoor, we strongly recommend internal viewings at your earliest convenience. Ideal first time buy with no chain!



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.

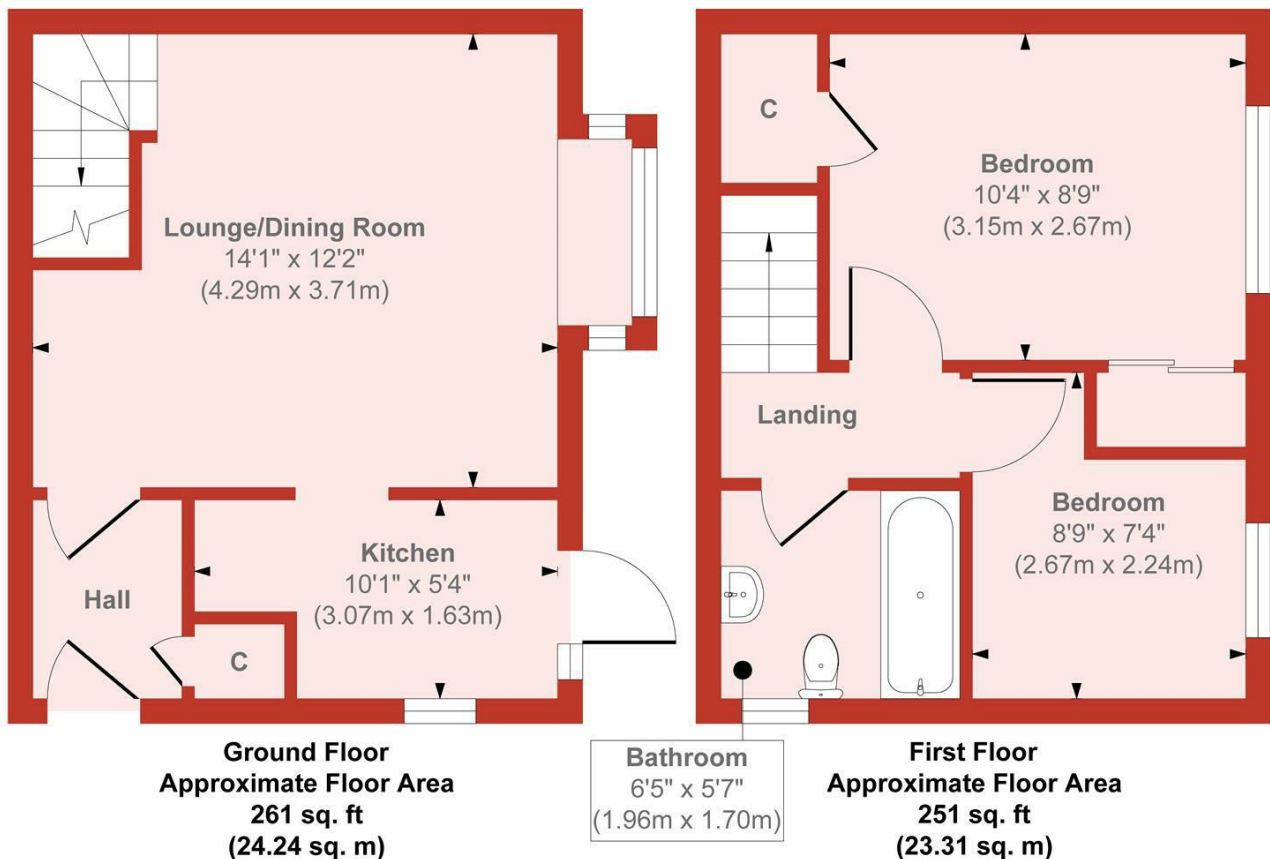
Viewings

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		92
(81-91) B		
(69-80) C	72	
(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



Approx. Gross Internal Floor Area 512 sq. ft / 47.55 sq. m

Produced by Elements Property