



25 Redshank Close, Creekmoor, Poole, BH17 7YD

H
HARDWICK
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ESTATE AGENTS

A well presented 3 bedroom link detached house with neutral décor, driveway parking, garage, garden, and offered with no chain.

- 3 bedrooms
- Sitting/dining room
- Kitchen
- Ground floor wc
- Bathroom
- Driveway parking
- Single garage with roof storage space
- Secluded garden
- Cul-de-sac location
- Close to local walks
- Gas central heating, double glazed

ASKING PRICE:

£340,000 (Freehold)

EPC RATING:

Band - D





All measurements are approximate and for display purposes only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

LOCATION

The property is located at the end of a quiet cul-de-sac in the popular residential area of Creekmoor. There are a number of shops and amenities in Creekmoor together with easy access to Upton Heath Nature Reserve, the Castleman Trailway and Upton House Country Park. It lies between the larger towns of Poole and Broadstone.

THE PROPERTY

The ground floor features an entrance hall and a cloakroom with wc and wash basin. The welcoming sitting/dining room has double doors opening directly onto the rear garden, creating a bright and airy feel.

The kitchen is fitted with a range of units, a built-in oven and hob, and offers space for further appliances, plus a fitted under stair cupboard.

Upstairs, there are three bedrooms. The main bedroom includes a fitted wardrobe. The family bathroom has a white 3 piece suite.

Outside, the property benefits from driveway parking leading to, a generous single garage.

The neat front garden is mainly laid to lawn. A side path and gate lead to the rear garden which has a paved patio terrace and a lawned garden.

Offered vacant with no forward chain, this home is perfect for buyers seeking a property they can move straight into while also having the opportunity to update to their own taste.

ADDITIONAL INFORMATION

Council tax – D



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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