



Benmoor Road, Creekmoor, Poole, BH17 7DS

Asking Price **£259,000**

- Two Bedrooms
- Now Vacant & No Forward Chain!
- Modern Consumer Unit
- UPVC Double Glazing
- Ideal FTB/BTL
- Terraced House
- Large Rear Garden
- Gas Central Heating
- Popular Location near Amenities
- Driveway for Two Cars

32 Benmoor Road, Poole BH17 7DS

No Forward Chain! We are delighted to offer for sale this deceptively spacious two bedroom terraced house benefitting from a driveway for two cars and a large rear garden.



Council Tax Band: C

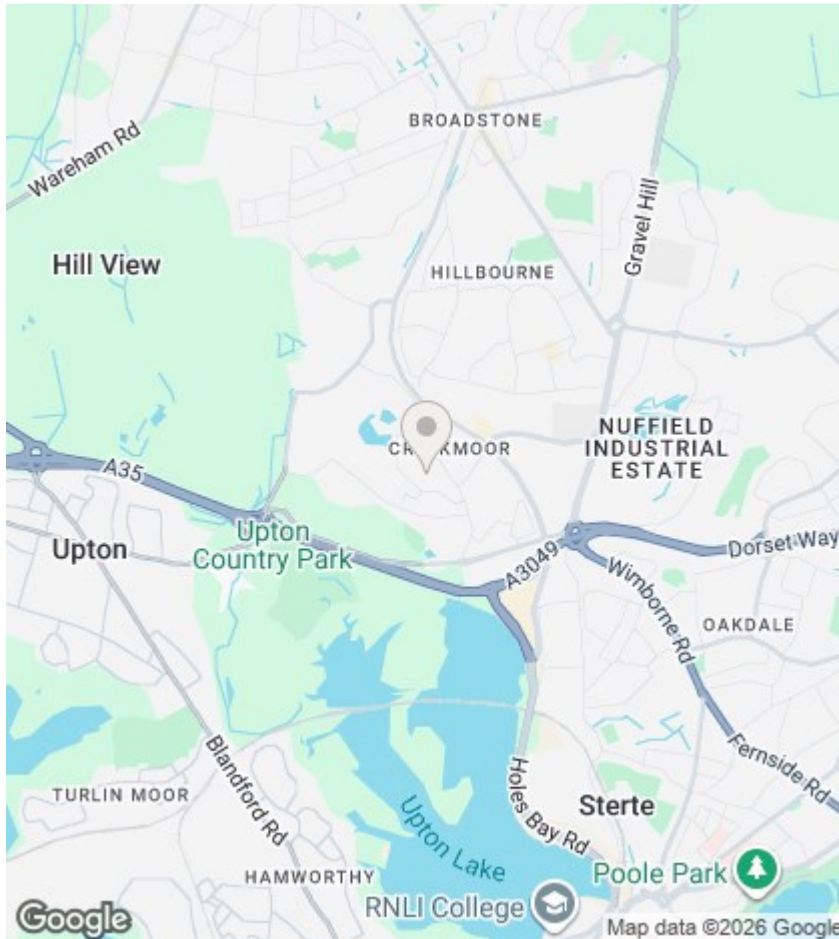


Benmoor Road

The property is situated on a no through road and briefly comprises; two bedrooms - one of which contains in-built storage, spacious lounge, kitchen with a breakfast bar, family bathroom and much larger than average rear garden.

We feel this would make an ideal first time purchase or buy-to-let investment and further benefits include gas central heating - boiler serviced yearly, UPVC double glazing, boarded loft space and a driveway for two cars.

Offered for sale with no forward chain, we are anticipating high levels of interest. Please call our Upton branch to arrange a viewing or for further information.



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.

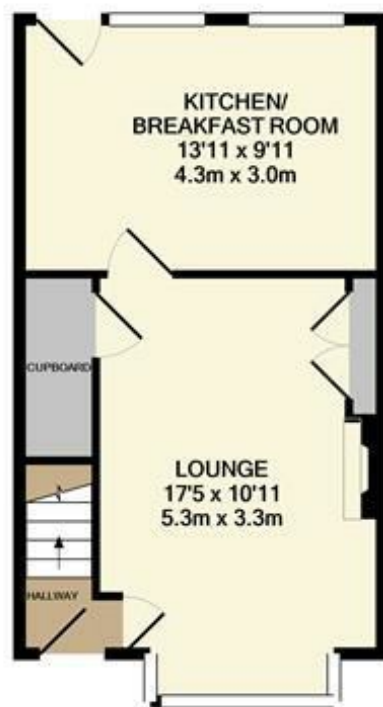
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

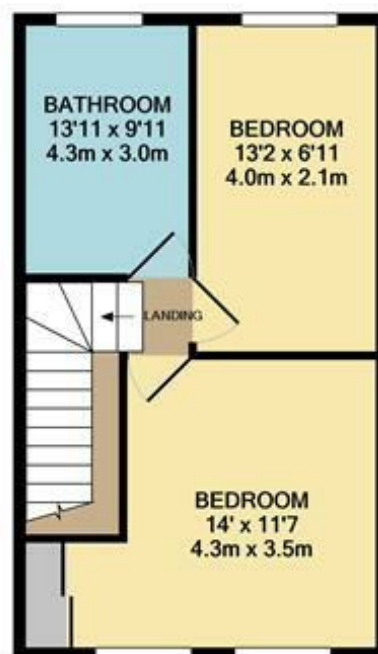
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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