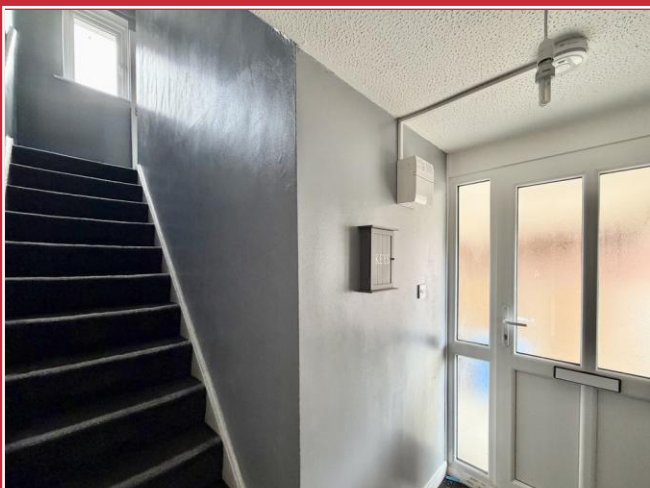




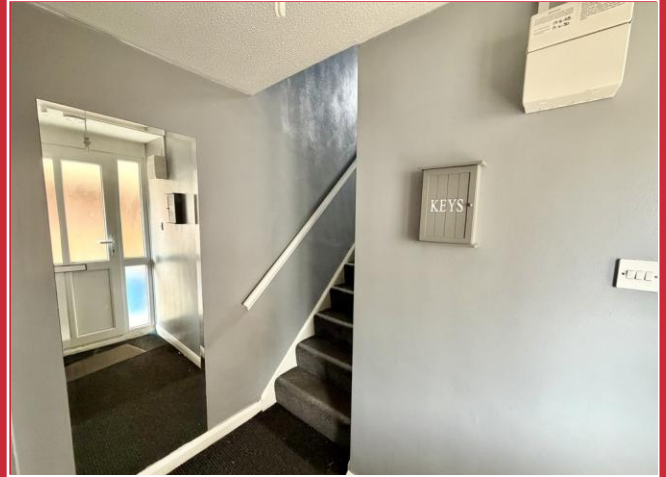
82 Sycamore Close, Creekmoor BH17 7YJ

A one bedroom first floor flat benefiting from its own private entrance and allocated parking. Offered for sale with the benefit of No Forward Chain.

EPC: 59 Council Tax Band: A Price: £ Freehold

 **1**  **1**  **1**





Key Features

- NO FORWARD CHAIN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- PRIVATE FRONT DOOR AND ENTRANCE
- GOOD SIZE LOUNGE
- NO MAINTENANCE CHARGES
- CONVENIENT RESIDENTIAL LOCATION
- ALLOCATED PARKING

The Property

Situated in the popular location of Creekmoor, is this one bedroom purpose built flat. Within close proximity of the property is a range of local amenities including shops, public house and takeaways, with pleasant walks around Creekmoor Ponds and the nearby Upton Heath Country Park. The centre of Poole can be easily reached by road or cycle path and the trailway leads to the centre of Broadstone just over a mile away.

A particular feature of the property is its own private front door entrance into a reception hall with stairs which then lead to the first floor, in turn

leading to the lounge with windows to both the front and rear aspect. There is a good size kitchen and from the lounge an inner hallway with storage cupboard accessing the bedroom and bathroom.

Directly to the front of the property there is an area of paving and then a parking space situated almost adjacent to the flat.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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