



4 Swift Close, Creekmoor BH17 7UZ

We are pleased to present for sale this two bedroom townhouse with the addition of a conservatory and having the benefit of a good size rear garden, located in this ever popular cul-de-sac. Viewing recommended.

EPC: 73 Council Tax Band: B Price: £269,950 Freehold







Key Features

- TWO BEDROOMS
- LOUNGE/DINING ROOM
- CONSERVATORY
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- GARAGE IN BLOCK & PARKING SPACE OPPOSITE
- GOOD SIZE LEVEL GARDENS
- CLOSE TO AMENITIES
- MUST BE VIEWED

The Property

Upon entering the property, a front door leads into the kitchen area where one will find a wall mounted Glow Worm gas boiler. The kitchen overlooks the front garden. A door then provides access to the excellent lounge/dining room which includes the understairs area. From here a sliding double glazed patio door continues into the conservatory which has a clear glazed pitched roof and French doors leading out to the level rear garden.

On the first floor landing there is an access hatch to the loft area. There is a double bedroom with built in wardrobes. This room overlooks the rear garden and

an area of woodland beyond. Adjacent is a good size second bedroom, whilst to complete the picture on the first floor, there is a shower room with over size thermostatically controlled shower.

The front garden is open plan being laid to lawn. The rear garden measures approximately 45' in length and is level, having the benefit of a good size patio/entertaining area located to the rear of the plot, where there is a gate providing rear access if needed. Garage situated in a block close by with a parking space opposite.

Ground Floor
Approx. 33.8 sq. metres (363.4 sq. feet)



First Floor
Approx. 26.8 sq. metres (288.3 sq. feet)



Total area: approx. 60.5 sq. metres (651.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(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	
<small>WWW.EPC.UK.COM</small>			

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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