



## 4 Swift Close, Creekmoor, Poole 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:** TBC **Council Tax Band:** B **Price:** £269,950 Freehold

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## Key Features

- TWO BEDROOMS
- LOUNGE/DINING ROOM
- CONSERVATORY
- KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- GARAGE IN BLOCK
- 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.

SPACE FOR FLOOR PLAN



SPACE FOR EPC GRAPH