



3 Nightjar Close, Creekmoor, Poole, BH17 7YN

Asking Price **£325,000**

- Semi-Detached House
- Modern Kitchen
- Off-Road Parking
- Conservatory
- Gas Central Heating
- Four Bedrooms
- Low Maintenance Rear Garden
- Two Reception Rooms
- UPVC Double Glazing
- Cul-de-Sac Location

3 Nightjar Close, Poole BH17 7YN

This semi-detached family home is situated in a popular residential cul-de-sac, just a short walk from Upton Country Park & Creekmoor Ponds.



Council Tax Band: C



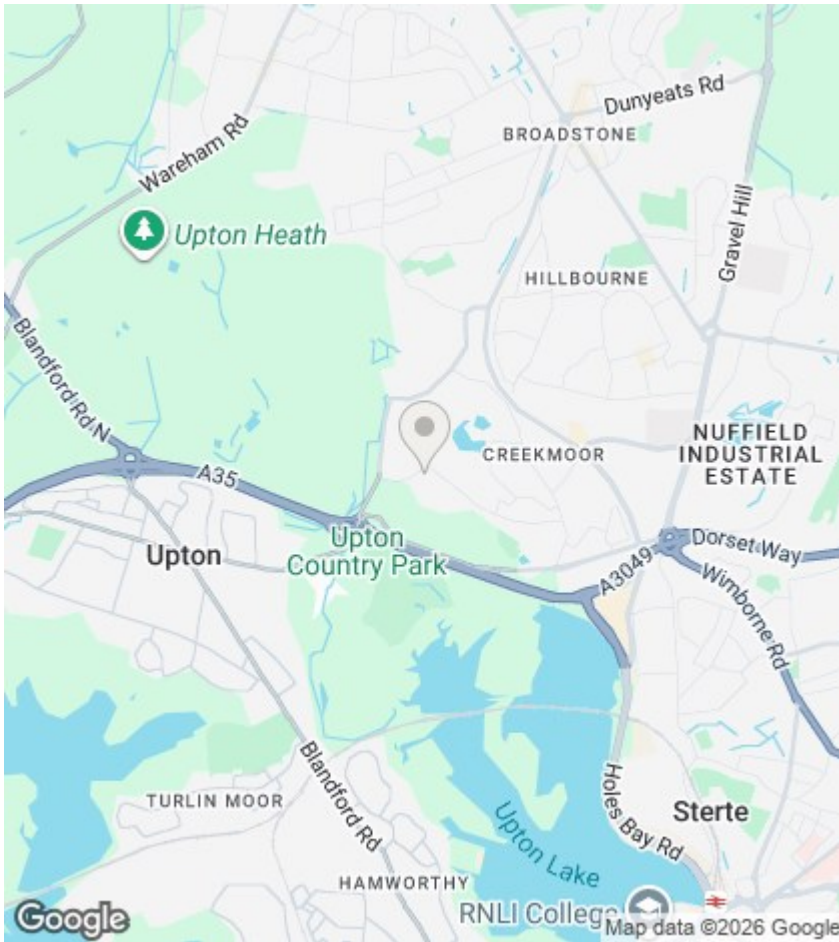
Nightjar Close

Offering spacious accommodation ideal for a family, this home briefly comprises: four bedrooms, living room, modern kitchen, dining room, conservatory, converted garage/utility space, family bathroom and a separate toilet.

Further benefits include a driveway, small store space, low maintenance rear garden, gas central heating and UPVC double glazing.

The property is located in a quiet, leafy cul-de-sac situated within easy reach of Upton Country Park, Creekmoor Ponds and a host of other amenities.

Internal viewing is encouraged in order to appreciate the space on offer. To arrange, or for more information, please call our Upton Branch.



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			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Nightjar Close, Creekmoor



Approx. Gross Internal Floor Area 1000 sq. ft / 93.00 sq. m

Produced by Elements Property