



Clover Drive, Creekmoor, BH17 7US

Asking Price £340,000

- Three Bedrooms
- Popular Location
- Garage
- Conservatory
- Well Presented Throughout
- Semi Detached House
- Close To Amenities & Buses
- New Tarmac Driveway
- Southerly Facing Garden
- No Forward Chain!

Clover Drive, Poole BH17 7US

NO FORWARD CHAIN! We are delighted to offer for sale this ideally situated and well presented, semi detached house with garage, driveway and lovely rear garden.



Council Tax Band: C



Clover Drive

The immaculate accommodation briefly comprises; Three bedrooms, lounge, conservatory with doors out to the rear garden, kitchen/breakfast room, modern family bathroom and downstairs toilet.

Further benefits include; gas central heating, UPVC double glazing, cavity wall insulation, clean presentation throughout, outside store cupboard, garage and a recently replaced tarmac driveway.

The south west facing garden is a real stand out feature having a spacious patio area leading to lawn, surrounded by trees and mature shrubs giving a real feeling of tranquility. There is a garden shed and access to/from the front of the property via a side gate.

Situated on the outskirts of Creekmoor, the property is conveniently close to local amenities, bus routes to Poole Town Centre and within easy reach of lovely walks around Creekmoor lakes.

In our opinion, this property will make an ideal family home and internal viewings come highly recommended to avoid disappointment. To arrange, or for more information, please contact our Upton office.

Kitchen

9'04" x 8'08" (2.84m x 2.64m)

Lounge/Dining Room

16'00" x 12'00" (4.88m x 3.66m)

Conservatory

7'06" x 7'02" (2.29m x 2.18m)

Downstairs WC

6'06" x 2'09" (1.98m x 0.84m)

Bedroom One

12'04" x 7'11" (3.76m x 2.41m)

Bedroom Two

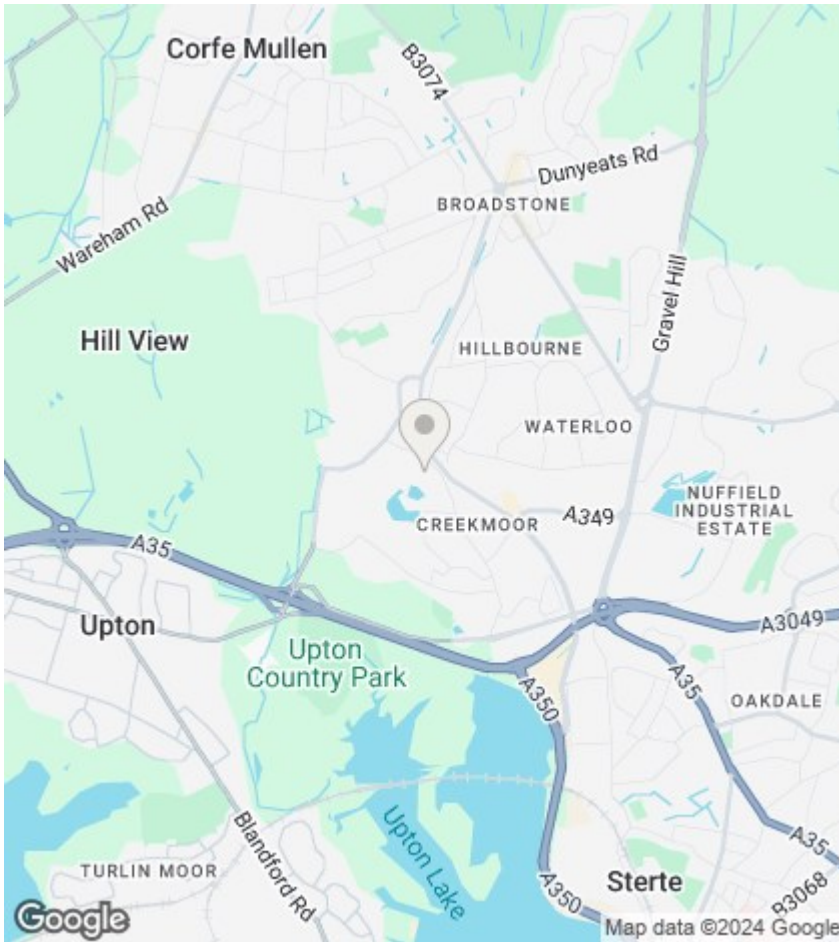
9'05" x 9'02" (2.87m x 2.79m)

Bedroom Three

7'09" x 7'05" (2.36m x 2.26m)

Bathroom

6'01" x 5'11" (1.85m x 1.80m)



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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

