



53 Petersham Road, Creekmoor, Poole, Dorset, BH17 7DW

**Asking Price £319,950**

- Three Bedrooms
- Driveway
- Double Glazing
- Downstairs Toilet
- Immaculately Kept
- Semi Detached House
- Garage
- Lovely Garden
- Popular Location
- No Forward Chain!



# 53 Petersham Road, Poole BH17 7DW

We are pleased to offer for sale this semi detached property situated in a quiet residential area close to Creekmoor Lakes. Providing spacious living and great potential with NO FORWARD CHAIN!



Council Tax Band: C



### Petersham Road

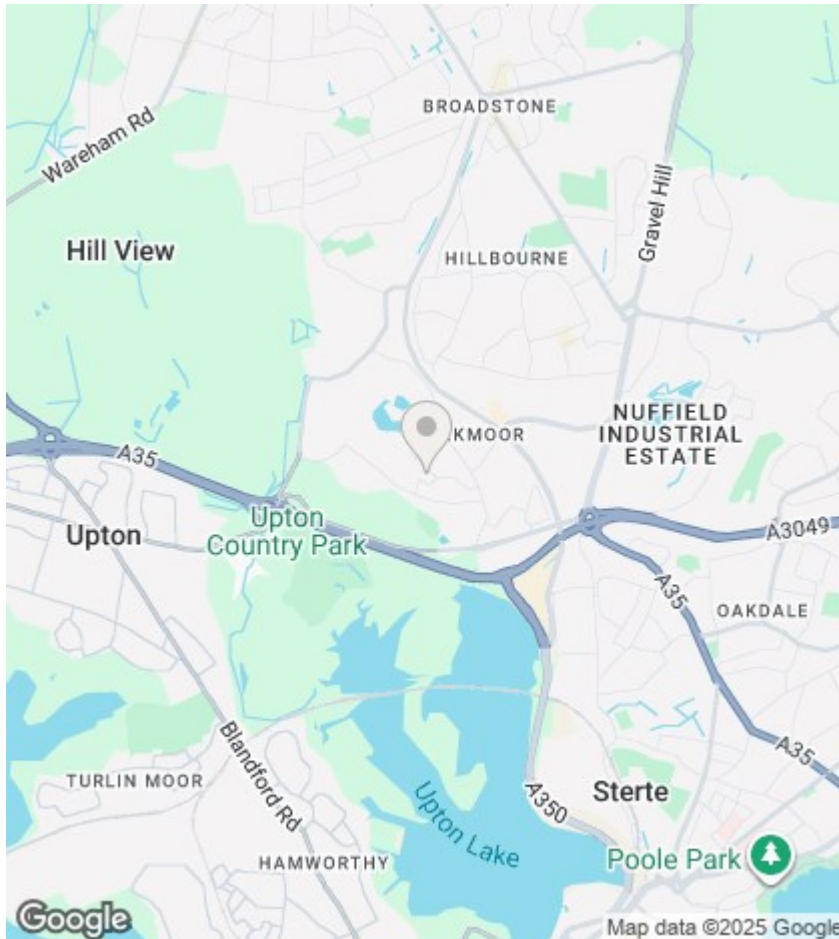
The ground floor accommodation briefly comprises; a bright and sizeable lounge, separate dining room, practical kitchen and a downstairs toilet. Upstairs, there are three well proportioned bedrooms (bedroom one is a particularly good size and appears to have space to accommodate an en-suite if desired) and a family bathroom. Whilst the property would benefit from a certain degree of modernisation, it has been kept in immaculate condition throughout.

Outside, the property has a really lovely south facing rear garden, perfect for enjoying the sun. There is also a spacious driveway providing ample off road parking, along with a garage for additional storage or vehicle use.

Additional benefits include; double glazing and night storage heaters. Gas is available in the property.

This is a fantastic opportunity to own a well cared for home in a popular area, close to local amenities, schools, and the scenic Creekmoor Lakes. To arrange a viewing, please contact our Upton office to avoid disappointment.





## 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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	74
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

