



66 Petersham Road, Creekmoor, Poole, BH17 7DW

**Asking Price £349,950**

- Three Bedrooms
- Off-Road Parking
- Two Receptions
- Downstairs Toilet
- Gas Central Heating
- Staggered Terrace
- Recently Extended
- Kitchen/Dining Room
- Shed/Workshop
- No Onward Chain

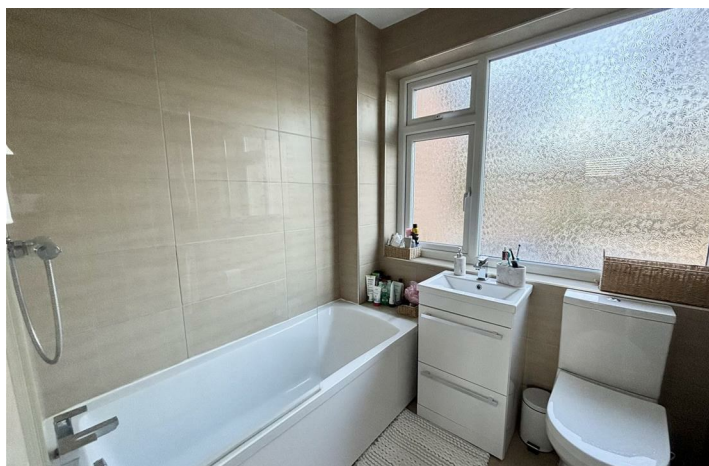


# 66 Petersham Road, Poole BH17 7DW

This very well presented, staggered terrace home has recently received BRAND NEW EXTENSION and would make an ideal first time purchase. No Onward Chain!



Council Tax Band: C



### Petersham Road

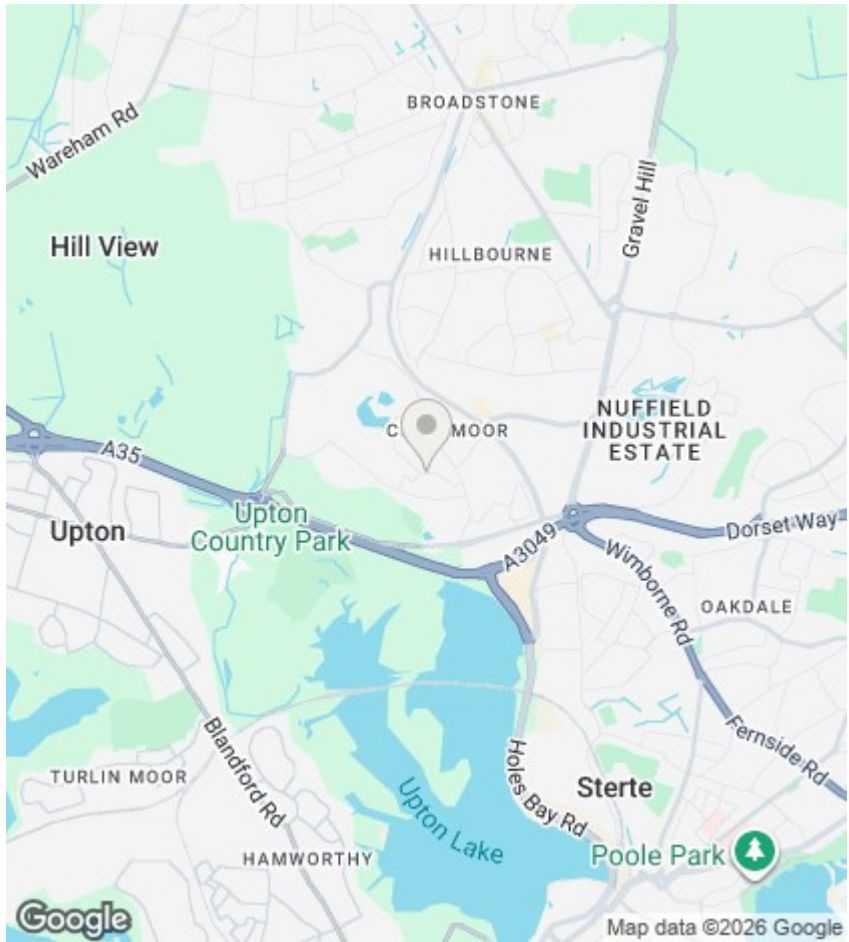
The recent addition of a generous ground floor extension has vastly improved this home - it now briefly comprises: three bedrooms, lounge, kitchen/dining room, living room with large skylight, family bathroom and downstairs toilet.

Further benefits include a good sized rear garden, useful brick shed/workshop with light & power, off-road parking provided by a tarmac driveway, gas central heating and UPVC double glazing.

Positioned within a popular part of Creekmoor, this property is ideally located in order to access a host of favoured amenities.

Internal viewing is encouraged in order to appreciate what's 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

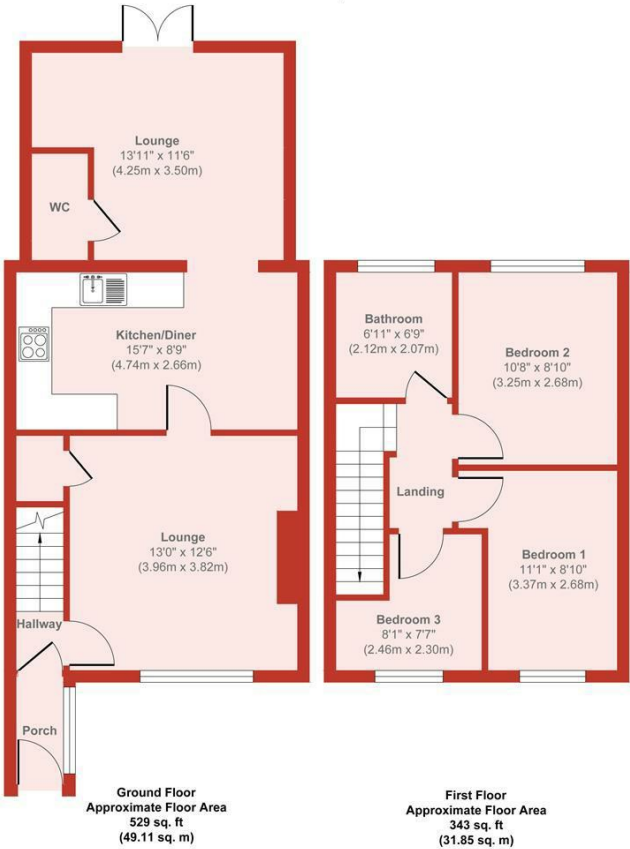
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Petersham Road, Creekmoor



**Approx. Gross Internal Floor Area 872 sq. ft / 80.96 sq. m**

Produced by Elements Property