



## 33 Hazlebury Road, Creekmoor, Poole BH17 7AX

A two bedroom detached bungalow now in need of modernisation benefitting from no forward chain.

**EPC:** TBC **Council Tax Band:** C **PRICE:** £300,000 Freehold







## Key Features

- TWO BEDROOM DETACHED BUNGALOW
- REQUIRES MODERNISATION
- LOUNGE
- KITCHEN
- CONSERVATORY
- SHOWER ROOM
- GAS FIRED HEATING
- DOUBLE GLAZING
- QUIET RESIDENTIAL ROAD
- NO FORWARD CHAIN

## The Property

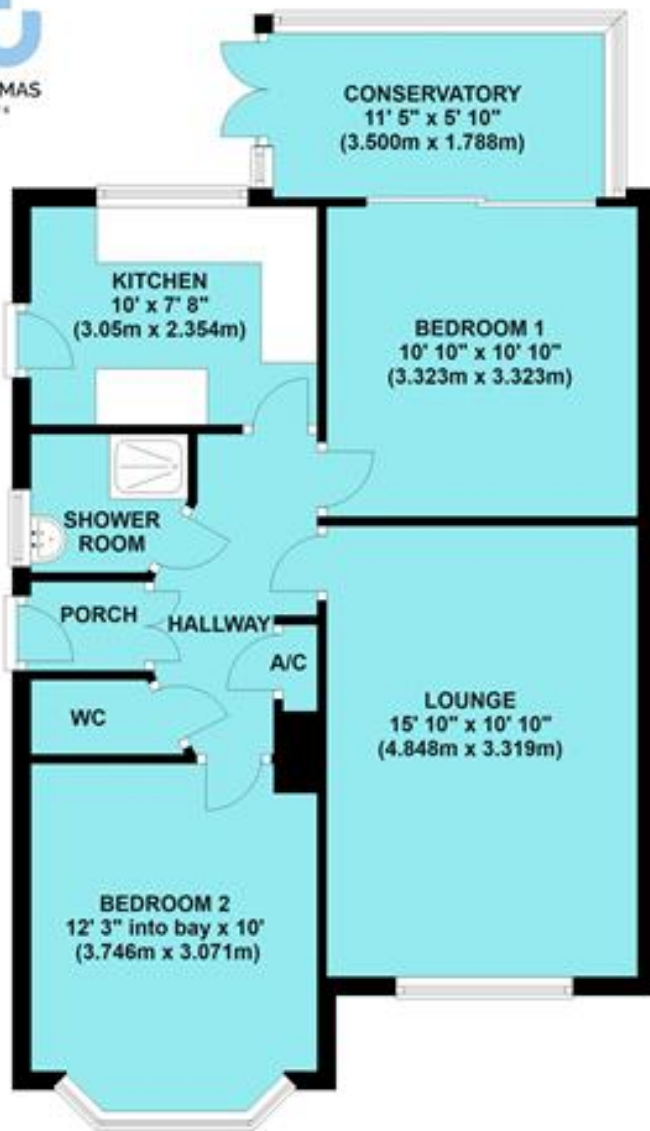
Situated towards the end of a quiet residential road is this two bedroom detached bungalow benefiting from gas fired heating with radiators and double glazing. The property is now in need of modernisation throughout, but offers a great opportunity for those purchasers wishing to put their own 'stamp' on a home.

The bungalow accommodation comprises of an entrance vestibule, reception hall, lounge, kitchen, shower room and separate WC, two bedrooms, one of the bedrooms leading to a conservatory overlooking the rear garden. A tarmac driveway

provides off road parking for numerous vehicles and there is restrictive width access leading to the garage.

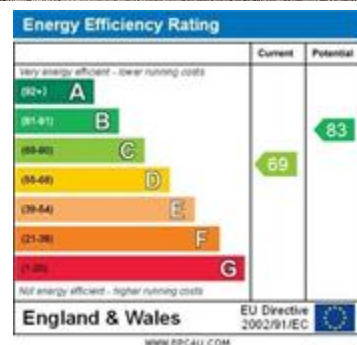
The bungalow is conveniently situated close to local amenities and good bus services leading to the centre of Poole. Within Creekmoor there are pleasant walks around the ponds and Upton Country Park is just a short distance away.

Approx. 67.8 sq. metres (729.5 sq. feet)



Total area: approx. 67.8 sq. metres (729.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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