



72 Creekmoor Lane, Creekmoor, Poole BH17 7BT

A spacious two double bedroom semi detached home benefiting from gas fired heating with radiators, UPVC double glazing and generous off road parking.

EPC: TBC **Council Tax Band:** C **Price:** £289,950 Freehold







Key Features

- TWO BEDROOM SEMI-DETACHED HOME
- GOOD SIZE LOUNGE/DINING ROOM
- KITCHEN OVERLOOKING REAR GARDEN
- UTILITY AREA
- GROUND FLOOR SHOWER ROOM
- BATHROOM WITH BATH & SEPARATE SHOWER CUBICLE
- GENEROUS OFF ROAD PARKING & EV CAR CHARGING POINT
- REAR GARDEN WITH LARGE SHED/WORKSHOP WITH POWER CURRENTLY USED AS AN OFFICE

The Property

Situated in this established location close to local amenities is this well presented two bedroom property.

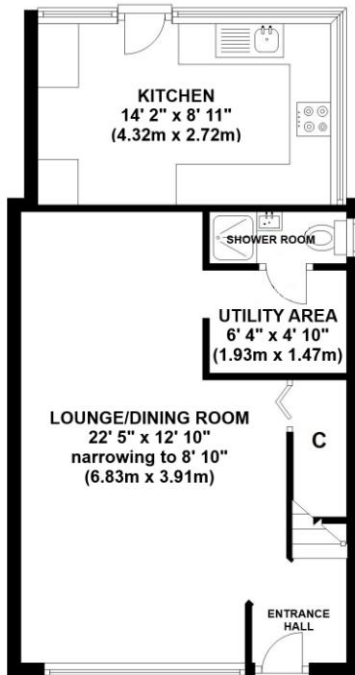
On the ground floor is a reception hall leading to a good sized lounge/dining room, which has air conditioning. An extension to the rear provides a kitchen, which overlooks the rear garden. Also located on the ground floor is a utility area and shower room.

The first floor has a generous main bedroom with air conditioning and this extends across the full width of the property and overlooks the front aspect, with the second bedroom overlooking the rear garden. The bathroom has a bath and separate shower cubicle.

To the front of the property is a driveway providing good off road parking. The rear garden has been laid to lawn and patio and is enclosed by fencing. There is a large shed/workshop measuring 14' 2" x 13' 3" (4.32m x 4.04m) which has electric, has been insulated and is currently used as an office space.

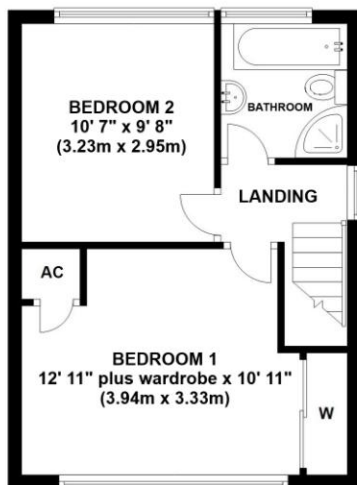
Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 93.9 sq. metres (1011.1 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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