



## 2 Petersham Road, Creekmoor, Poole BH17 7DN

An excellently presented and maintained four bedroom semi-detached home which should be viewed to be fully appreciated.

**EPC: 65 Council Tax Band: C Price: £375,000 Freehold**







## Key Features

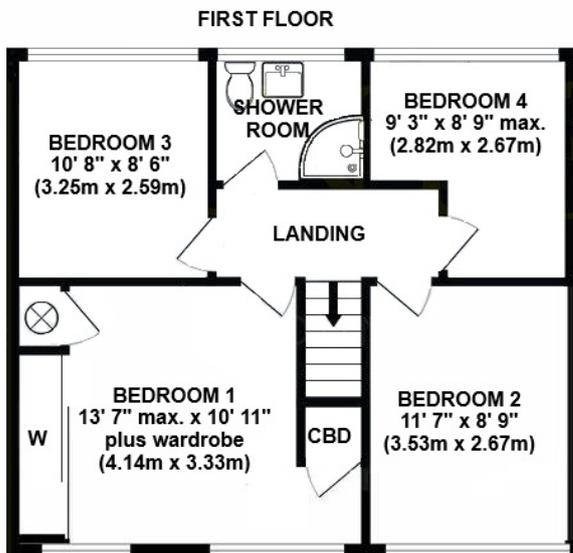
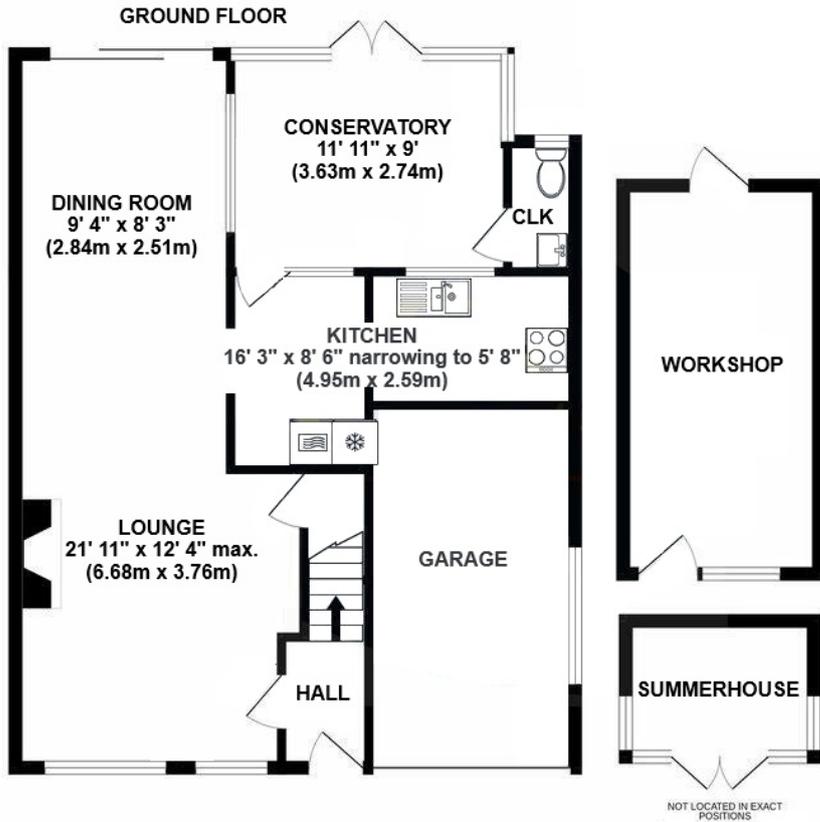
- LARGE LOUNGE/DINING ROOM
- WELL EQUIPPED FITTED KITCHEN
- CONSERVATORY WITH VIEWS OVER REAR GARDEN
- GROUND FLOOR CLOAKROOM
- FOUR BEDROOMS
- MODERN HEATING SYSTEM & SECURITY ALARM
- SOLAR PANELS
- BLOCK PAVED DRIVEWAY
- GARAGE WITH ELECTRIC ROLLER DOOR
- ATTRACTIVE REAR GARDENS WITH SHED, SUMMERHOUSE & BRICK BUILT STORE

## The Property

Situated in an established location close to local shops, bus services and pleasant walks around Creekmoor Ponds is this well presented four bedroom family home.

To the ground floor the accommodation comprises of a large through lounge/dining room leading to an attractively fitted shaker style kitchen opening onto a good size conservatory with cloakroom.

To the first floor there are four bedrooms and a shower room (formerly the bathroom), a block paved driveway provides good off road parking and the integral garage has an electric up and over roller door. The gardens forms a particular feature of the property being stocked with numerous specimen plants and shrubs. The original garage is now used as a workshop and there is a timber shed and summerhouse which is situated to the rear of the garden where there is an apple tree.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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