



131 Meadowsweet Road, Creekmoor, Poole BH17 7XY

A one bedroom ground floor flat benefitting from a large rear garden and long lease.

EPC: TBC **Council Tax Band:** B **Price:** £184,950 Leasehold







Key Features

- NO FORWARD CHAIN
- LONG LEASE - 952 YRS REMAINING
- PRIVATE FRONT DOOR ENTRANCE
- LARGE REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- EASY ACCESS TO BROADSTONE AND POOLE
- IDEAL FIRST TIME HOME
- NO MAINTENANCE FEES
- LOUNGE WITH DOORS TO REAR GARDEN
- SHAKER STYLE KITCHEN

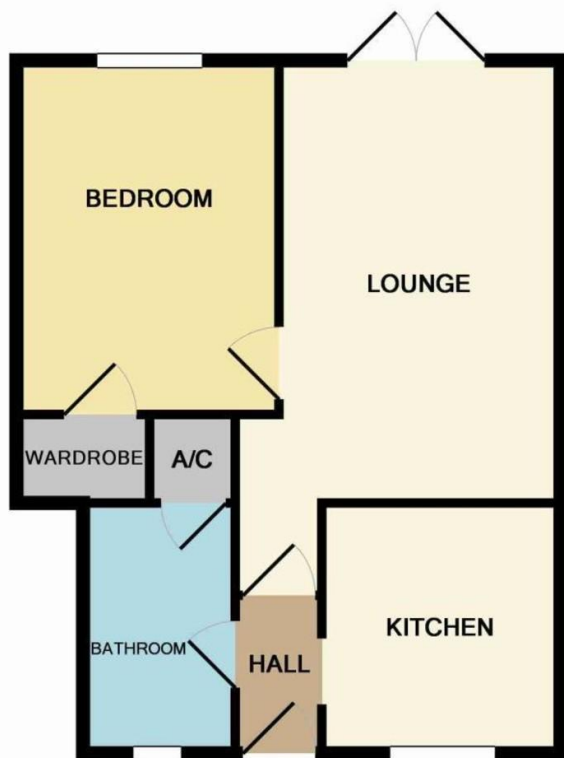
The Property

Situated in an established residential cul-de-sac is this one bedroom ground floor apartment. Close to the property there are local amenities including doctors, dentist and shops, and there is also excellent walking over the nearby Upton Heath and Upton Country Park. Well serviced by road and bus routes are the larger centres of Broadstone and Poole.

A covered entrance porch with outside storage cupboard leads to a UPVC double glazed front door and in turn the reception hall. There is then a kitchen fitted with a range of Shaker style units with a window to the front aspect, and to the opposite side of the hallway a bathroom comprising of a white suite with

bath with shower over, a WC and wash hand basin. There is also an airing cupboard housing the hot water cylinder. From the main hallway there is then the lounge with TV and telephone connection, a fireplace with electric fire and UPVC double glazed French doors open to the rear garden. From the lounge there is access to the bedroom with electric heater, window overlooking the rear garden and a generous wardrobe with hanging and shelving.

To the front of the property there is a driveway providing parking and then a particular feature of the property is the large rear garden where there is a patio and garden shed extending to an expanse of lawn with well stocked shrub borders and enclosed by panelled fencing.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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