

31 Petersham Road  
Creekmoor  
Poole BH17 7DN

Price **£282,500** Freehold

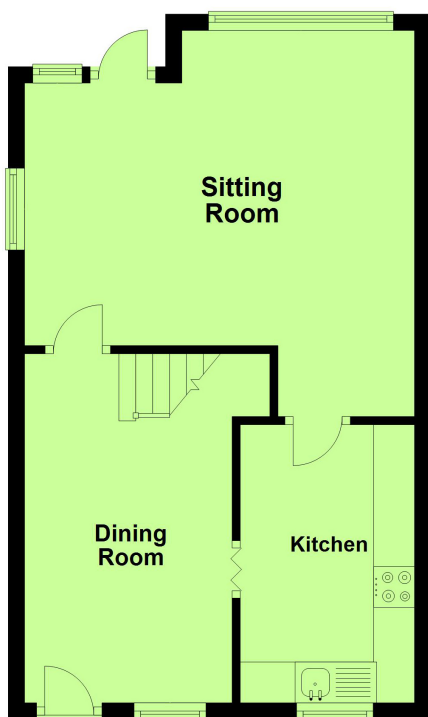


A THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, NOW IN NEED OF GENERAL UPDATING THROUGHOUT. OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



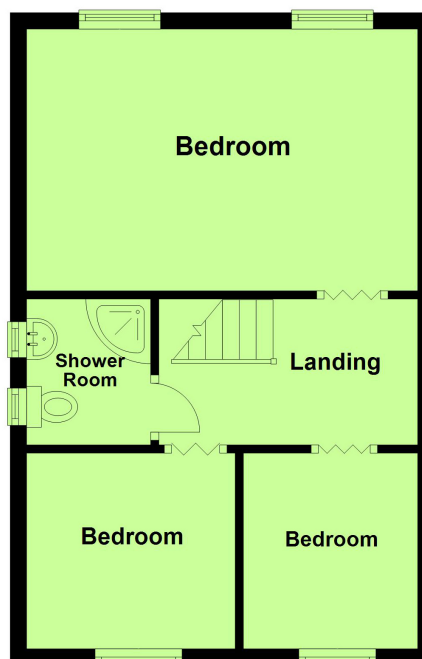
### Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



### First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 74.3 sq. metres (800.1 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.

- \* DINING ROOM 14'9" x 8'4" (4.54m x 2.56m)**
  
- \* SITTING ROOM 15'8" (MAXIMUM) x 15'6" (4.82m x 4.75m)**
  
- \* KITCHEN 11'2" x 7' (3.41m x 2.13m)**
  
- \* STAIRS RISING TO FIRST FLOOR**
  
- \* BEDROOM ONE 15'5" x 9'1" (4.72m x 2.77m)**
  
- \* BEDROOM TWO 8'5" x 8'4" (2.59m x 2.56m)**
  
- \* BEDROOM THREE 8'4" x 6'6" (2.56m x 2.01m)**
  
- \* SHOWER ROOM 6'2" x 5'6" (1.89m x 1.71m)**
  
- \* FRONT AND REAR GARDENS**
  
- \* SINGLE GARAGE IN A BLOCK**
  
- \* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via the timber front door leads directly into the dining room which has window to front aspect, understairs storage cupboard, fitted cupboard with double opening doors with cupboard above and stairs rising to the first floor. The spacious sitting room has feature bay window to rear aspect, further door and window to rear, understairs storage cupboard and further window to side. The kitchen has window to front aspect, door leading through to the sitting room, range of wall and floor mounted cupboards, roll top work surfaces, single sink with drainer and hot and cold tap, part tiled walls and space for tall fridge/freezer, washing machine and oven.

The first floor landing has loft access via a hatch. Bedroom one has two large windows to rear aspect with pleasant outlook and benefits from fitted furniture including wardrobes, cupboards, drawers and dressing table. Bedrooms two and three both have windows to front aspect with bedroom two benefitting from a storage cupboard and wall mounted 'Worcester' boiler. The shower room has frosted window to side, part tiled walls, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with 'Mira' shower.

To the front of the property is an area laid to lawn with pathway leading to the front door. (**AGENTS NOTE:** Subject to the relevant planning permissions, this area could be converted into a driveway). The secluded rear garden is laid to slabs providing ample seating area and bound by timber fence and mature shrub borders, hardstanding for shed and access along the side into turn leads to the front. There is a single garage in a block.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the second mini roundabout turn left along Creekmoor Lane. Petersham Road is the seventh turning on the right hand side.

**COUNCIL TAX:** Band C    BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** D.

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1805**