



16 Martin Close, Creekmoor, Poole BH17 7XS

An immaculately presented two bedroom end of terrace home benefitting from its own driveway and a generous garden which extends to the front, side and rear of the property.

EPC: 71 Council Tax Band: C Price: £275,000 Freehold

 **2**  **1**  **1**





Key Features

- EXCELLENTLY PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- MODERN FITTED KITCHEN WITH DUAL ASPECT WINDOWS
- CONTEMPORARY BATHROOM WITH WINDOW
- FITTED WARDROBES TO BEDROOM 2
- GENEROUS FRONT GARDEN WITH DRIVEWAY FOR TWO VEHICLES
- ATTRACTIVE SIDE AND REAR GARDENS WITH SPACE TO EXTEND (STPP)
- LEVEL WALKING DISTANCE TO LOCAL AMENITIES
- CLOSE PROXIMITY TO UPTON COUNTRY PARK

The Property

Situated in this popular residential cul-de-sac is this excellently presented home. Within close proximity there are a number of local amenities including doctors, dentist and public house and the property is conveniently situated with easy access to both the larger centres of Broadstone and Poole.

The accommodation comprises of a tiled entrance canopy leading to the reception hall with a door leading to the modern contemporary kitchen within which is the Worcester boiler serving the heating and hot water supply. There is then a lounge with dual aspect windows to the side and rear garden. Stairs lead to the first floor landing where there is a master bedroom and second bedroom with fitted wardrobes

and the bathroom with a modern white suite and window.

The gardens form a particular feature of the property. To the front of the house there is a driveway providing parking for two cars, and to the side a landscaped and well established area of garden being laid to lawn with numerous specimen plants. A gate gives access to a side section of garden where there is an area of lawn and a timber built shed, a power supply and water tap and here, subject to planning permission, there is scope to extend the property, and the rear garden has been arranged for ease of maintenance.

SPACE FOR FLOOR PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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