



Pergin Crescent, Creekmoor, BH17 7AJ

Asking Price £350,000

- Two Double Bedrooms
- Open Plan Living Room/Kitchen
- Gas Central Heating
- Spacious Driveway
- Lovely Garden
- Detached Bungalow
- Recently Renovated
- Hobby Room/Office
- Modern Kitchen & Shower Room
- Must Be Seen!

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We are delighted to offer for sale this recently renovated and well presented detached bungalow situated in Creekmoor, just a few miles west of Poole Town Centre. With great outside space, garage (currently semi converted) and ample driveway.



Council Tax Band: C



Pergin Crescent

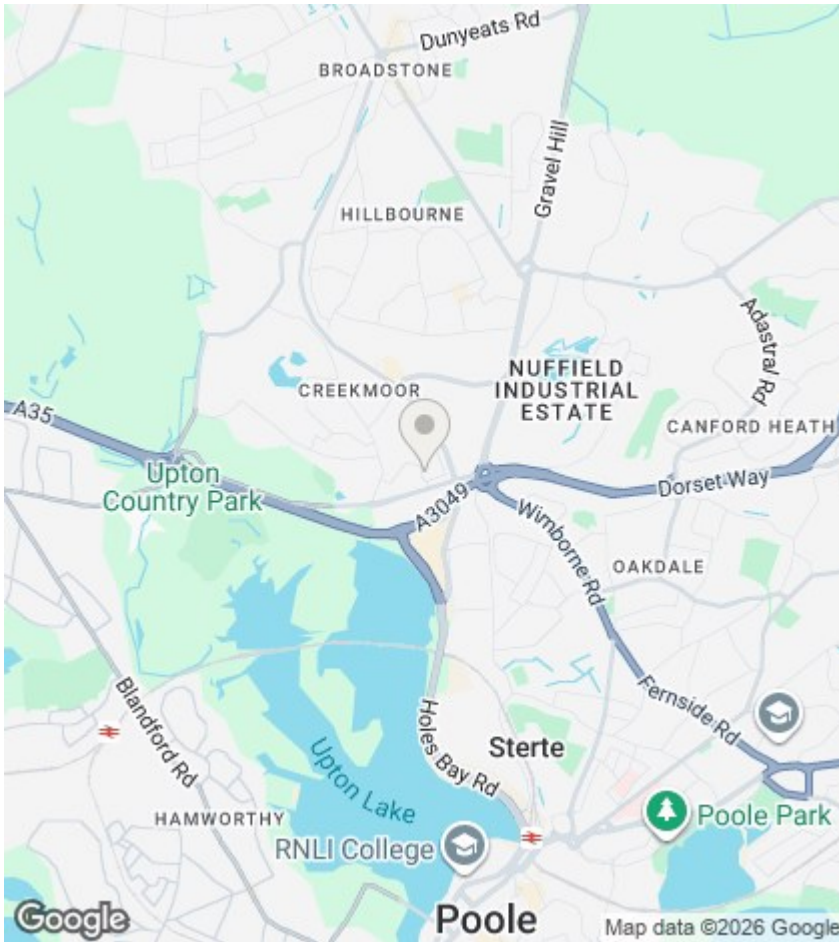
Having recently undergone modernisation throughout, the well presented accommodation briefly comprises; two double bedrooms, open plan living room/kitchen with french doors to the rear garden, open hallway and modern shower room.

The property has many additional features to include; gas central heating via combination boiler installed 2023, full re-wire also in 2023, beautiful fitted modern kitchen units with integrated appliances & breakfast bar, gravel driveway providing off road parking for several cars and a single garage, which has been partially converted to create a utility space with running water alongside another ideal place to work from home or hobby room.

Outside, the rear garden is majority laid to lawn with a decked seating/dining area under an attractive pergola. All enclosed by fencing. Around the side of the property is a private south facing patio area, which catches the sun throughout the day making a fantastic addition to the outside space. There is also a side gate and single door access providing to the garage.

The property is situated in Pergin Crescent, just a few miles from Poole Town Centre, Broadstone and Upton Country Park. Conveniently located close to bus routes and only a short distance to Tesco Extra, this lovely bungalow really will appeal to those looking for a quiet setting yet close to the amenities of modern life.

To arrange a viewing, or for more information, please contact our Upton office at your earliest opportunity.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

