



50 Rowan Drive, Creekmoor, Poole, BH17 7YR



A well presented 3 bedroom terraced house neutrally decorated with low maintenance garden, summer house, garage and parking.

- 3 bedrooms
- Sitting/dining room
- Kitchen
- Bathroom
- Garage
- Driveway parking
- Private low maintenance garden
- Cul-de-sac location
- Close to local walks
- Gas central heating, double glazed
- Vendor suited

ASKING PRICE:

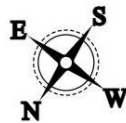
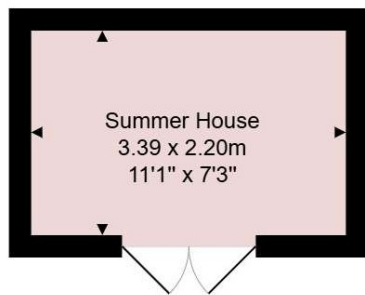
£300,000 (Freehold)

EPC RATING:

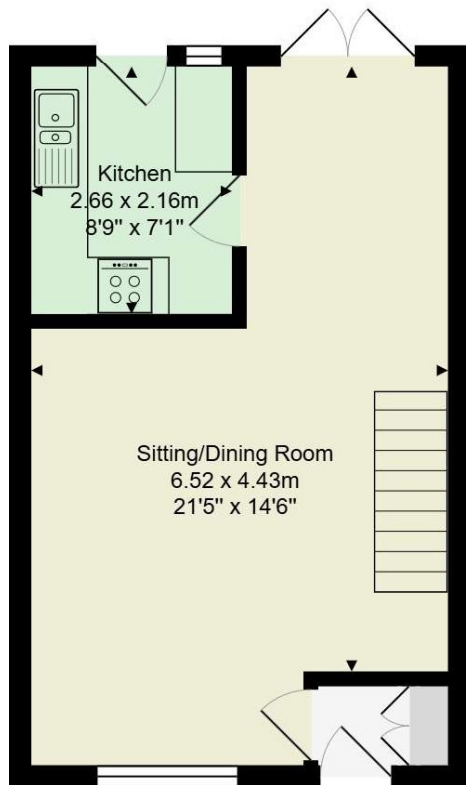
Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

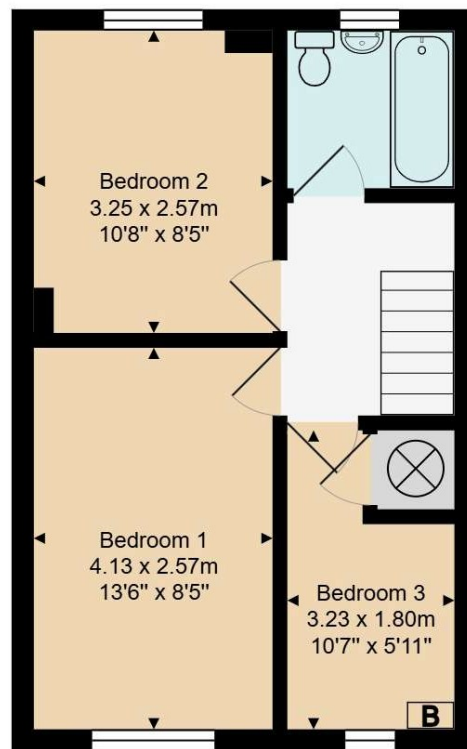




Summer House
Area: approx 7.5 m² ... 80 ft²



Ground Floor
Area: approx 33.8 m² ... 364 ft²



First Floor
Area: approx 34.1 m² ... 367 ft²

Total Area: approx (including summer house) 75.3 m² ... 811 ft²
All measurements are approximate and for display purposes only.

LOCATION

Situated in a quiet cul-de-sac within the popular residential area of Creekmoor, this property enjoys a convenient position close to a range of local shops and amenities. Nature lovers will appreciate the easy access to Upton Heath Nature Reserve and Upton House Country Park, while the Castleman Trailway can be reached directly from the end of the road. It lies between the larger towns of Poole and Broadstone.

THE PROPERTY

The ground floor features an entrance hall with useful storage cupboard for shoes and coats.

The bright and spacious sitting/dining room provides an excellent space for relaxing and entertaining, with double doors opening directly onto the rear garden.

The kitchen is fitted with a range of units and includes a built-in oven and hob, with additional space for further appliances.

Upstairs, the property offers three bedrooms together with a family bathroom fitted with a white three-piece suite.

Outside, the front garden has been shingled for ease of maintenance, with a pathway leading to the front door via a small number of steps. The rear garden has been thoughtfully designed for low-maintenance living, featuring a patio area, decorative shingle section, and raised decking leading to a summer house complete with power and lighting. A gate provides convenient rear access.

The property further benefits from a garage located at the end of the terrace, with off-road parking for one vehicle in front.

Offered with a suited vendor, this home is perfect for buyers seeking a property they can move straight into while also having the opportunity to update to their own taste.

ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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