



25 Larch Close, Creekmoor, Poole BH17 7YL

Situated in a tucked away position is this one bedroom home benefitting from allocated parking and a generous garden.

EPC: 69 Council Tax Band: B Price: £225,000 Freehold







Key Features

- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CONSERVATORY
- TUCKED AWAY POSITION
- ALLOCATED PARKING
- GENEROUS GARDEN
- OWNER SUITED
- CLOSE TO UPTON COUNTRY PARK
- WALKING DISTANCE TO LOCAL AMENITIES
- LOUNGE/DINER

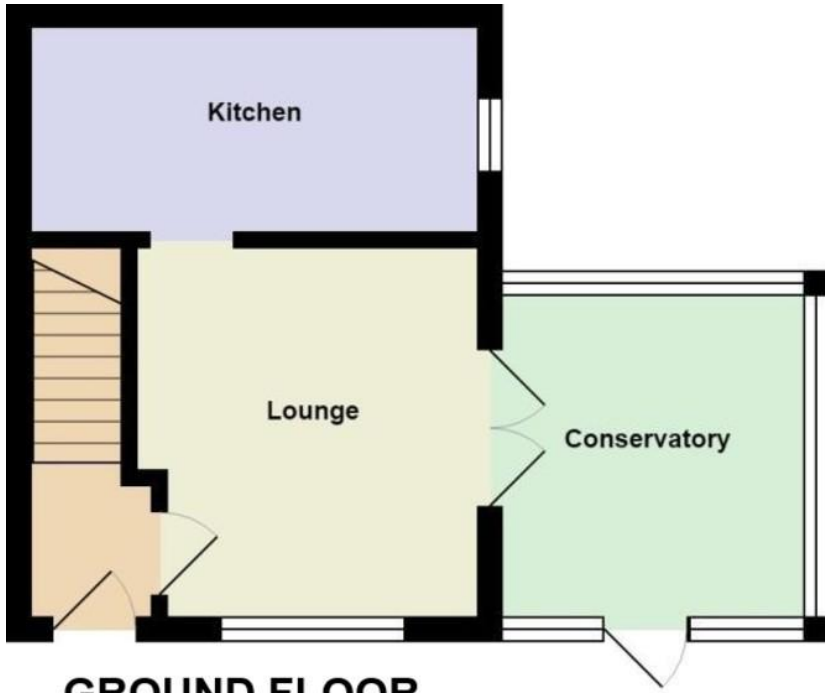
The Property

Situated in a popular location just at the end of a cul-de-sac is this very pleasant one bedroom home. Creekmoor has a range of local amenities including shops, public house and takeaways, and the larger centres of Broadstone and Poole can be easily reached by car, bus and cycle route. Within a moment's walk of the property is the Trailway which connects to Broadstone and also Upton Country Park.

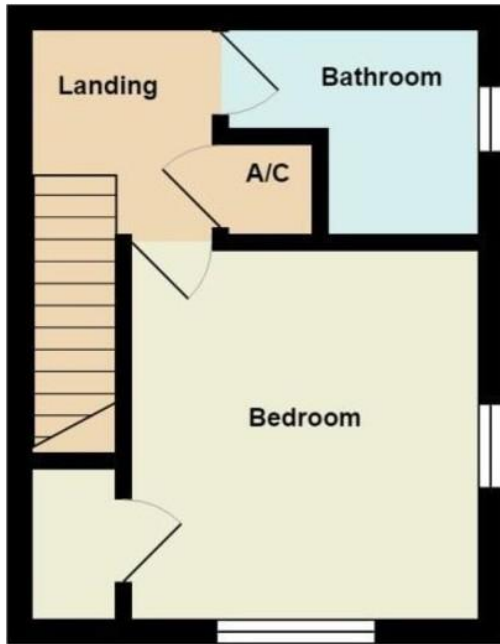
The house, which benefits from UPVC double glazing and gas fired central heating, is situated in a pleasant position just off the main cul-de-sac and benefits from

a parking space directly to the front of the house. The accommodation comprises of an entrance canopy leading to the entrance hall, a lounge extending to a good size conservatory. Also to the ground floor is the kitchen, and stairs give access to the first floor landing and the main bedroom with dual aspect windows and the bathroom.

The rear garden is a particular feature and has been arranged with areas of lawn, patio and decking, all enclosed by panelled fencing or walling and there is also a storage shed within the garden.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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