

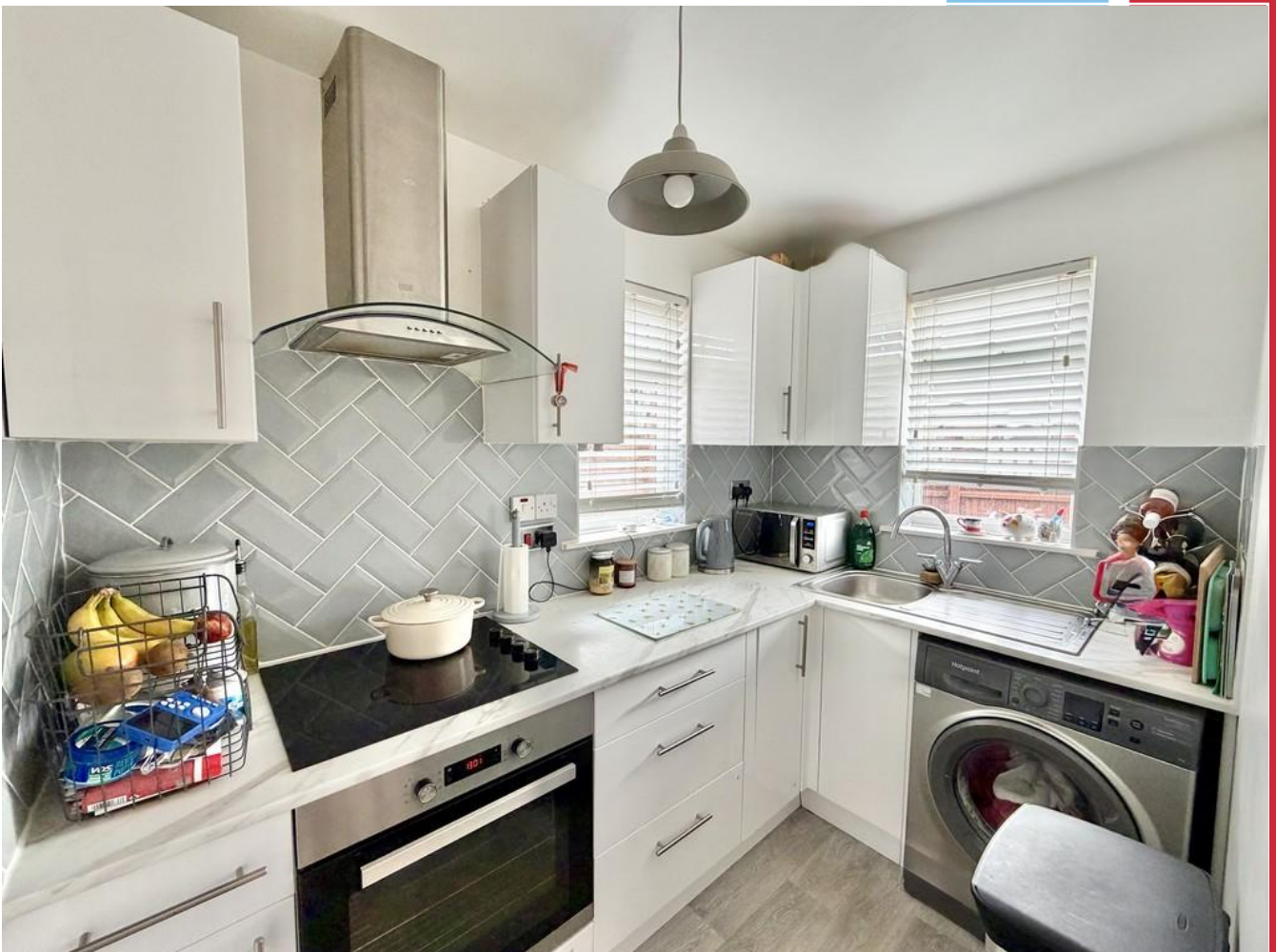


## 1 Rowan Drive, Creekmoor, Poole BH17 7YS

A two bedroom home situated in this popular location close to the centres of Broadstone and Poole and within walking distance of Upton Country Park.

**EPC: 72 Council Tax Band: B Price: £235,000 Freehold**







## Key Features

- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- DRIVEWAY
- MODERN FITTED KITCHEN
- LIGHT & AIRY ACCOMMODATION
- BEDROOM ONE WITH FITTED WARDROBES
- SECOND BEDROOM
- SUNNY GARDEN
- POPULAR LOCATION CLOSE TO LOCAL AMENITIES

## The Property

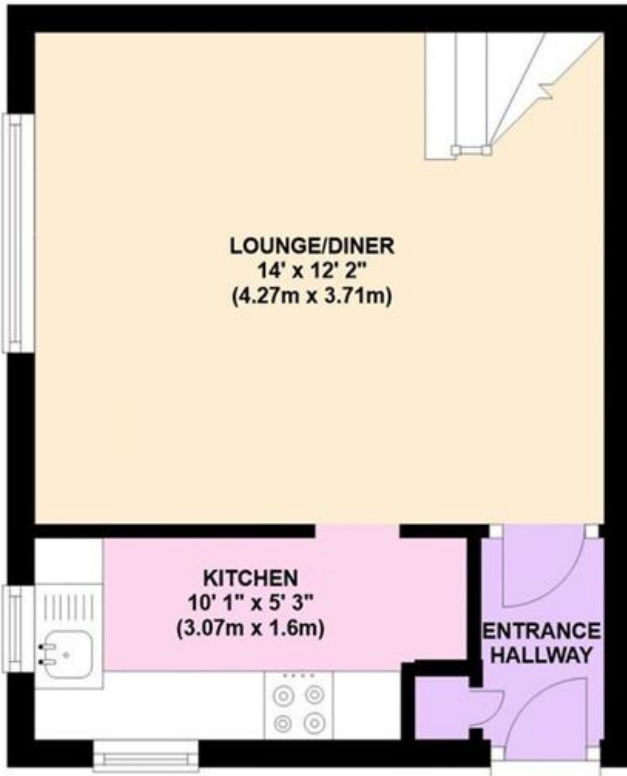
This bright and airy two bedroom home is situated in an established and popular residential location and within easy reach of the centres of Broadstone and Poole. Within a moment's walk is the Trailway leading to Upton Country Park providing excellent dog walking and recreational space.

The accommodation comprises of a tiled entrance canopy leading to an entrance vestibule with storage cupboard, in turn leading

to the lounge with bench style understairs seating. There is then a modern fitted kitchen with dual aspect windows with space for a fridge/freezer and washing machine as well as a useful pull out larder cupboard. The first floor landing has doors off to the main bedroom with fitted wardrobes, a second bedroom and then the bathroom.

Outside there is a driveway with parking for one vehicle, and the garden has been laid to lawn with a patio area and fully enclosed by fencing.

**GROUND FLOOR**



**FIRST FLOOR**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		90
(81-91)	B		
(69-80)	C	72	
(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.epca.gov.uk</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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