



**PURBECK
PROPERTY**

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IN WAREHAM**

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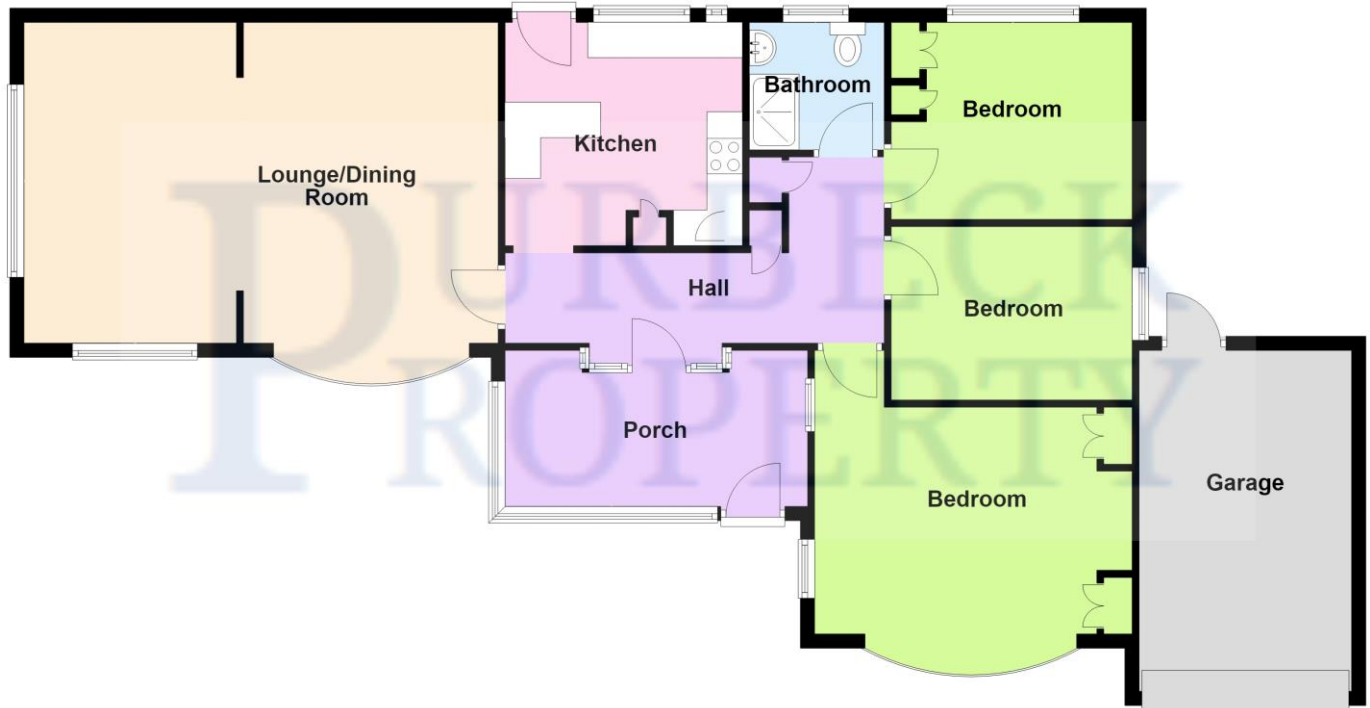
**A SPACIOUS 3 DOUBLE BEDROOM BUNGALOW SET
ON A GENEROUS CORNER PLOT REQUIRING SOME UPDATING.
VENDOR SUITED WITH A COMPLETE CHAIN.**



Borley Road, Creekmoor BH17 7DT

PRICE £350,000

Ground Floor



Total area: approx. 114.8 sq. metres (1235.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

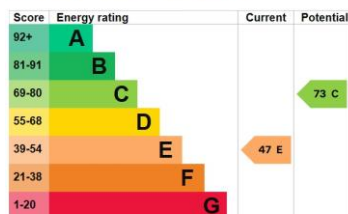
Location:

The property is situated in the popular residential area of Creekmoor, Poole, within easy reach of local shops, schools & amenities. Poole town centre offers a variety of shops, cafes, restaurants & its famous harbour, while the surrounding area provides plenty of countryside walks, parks & coastal attractions. With excellent transport links nearby, Creekmoor is ideally placed for enjoying both the coast & the Dorset countryside.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Measurements:

Lounge	15'9" (4.81m) x 11'10" (3.50m)
Dining Room	14'9" (4.49m) x 9'7" (2.93m)
Kitchen	10'11" (3.33m) x 10'10" (3.32m)
Entrance/porch	13'9" (4.19m) x 6'1" (1.86m)
Garage	15'9" (4.81m) x 9'8" (2.95m)
Bedroom 1	14'10" (4.53m) x 11'6" (3.50m)
Bedroom 2	11'1" (3.38m) x 9' (2.75m)
Bedroom 3	11'1" (3.39m) x 8' (2.44m)
Bathroom	6'5" (1.97m) x 5'10" (1.77m)

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The Property:

This spacious & well cared for bungalow is accessed via a upvc double glazed door into a spacious entrance porch/conservatory, which is ideal for storage, coats & shoes. The doors & windows in the conservatory have recently been replaced. Further matching windows look out over the garden. An opaque door with matching side windows leads into the main entrance hallway. There is an airing cupboard housing the hot water tank with slatted shelving & a further storage cupboard with shelving & a radiator.

The spacious lounge features a upvc double glazed bay window to the front aspect, two radiators & a square arch leading through to the dining area. The dining area enjoys a dual aspect with upvc double glazed windows to the front & side overlooking the garden, with a radiator beneath.

The kitchen is fitted with a matching range of base & eye-level cupboards with drawers. There is a four-ring ceramic hob set into the work surface with a fitted oven & grill to the side. There is space & plumbing for an upright fridge/freezer & washing machine. A sink with side drainer is set into the work surface with splashback tiling surrounding. A matching breakfast bar provides additional cupboards & display shelving. A upvc double glazed window overlooks out to the side aspect with a matching opaque door & a radiator.

Bedroom one is a generous sized double room with a upvc double glazed bay window to the front aspect & two opaque windows overlooking the conservatory. The room benefits from a range of fitted furniture, including wardrobes, drawers & overhead cupboards, together with a radiator.

The second bedroom is also a double room with a upvc double glazed window to the side aspect & a radiator beneath & a fitted wardrobe & drawers.

The third bedroom could also be used as a double bedroom if desired & is currently utilised as a hobbies room. It has a upvc double glazed window overlooking the rear garden, with a radiator beneath.

The modern fitted shower room comprises a wc, a wash hand basin & a double shower cubicle with a wall-mounted shower. The room is finished with floor-to-ceiling tiling, an opaque upvc double glazed window to the rear aspect, a radiator, extractor fan, & access to the loft via a hatch.

Garage & Parking:

The garage has an up-and-over door with power & light. In front is a brick paved driveway providing off road parking. A rear door from the garage provides access to the garden.

Garden:

The rear garden wraps around the property & is enclosed by fencing with gated access to the front & garage. It also benefits from a spacious shed, outside tap, & external lighting.

The well-maintained gardens continue around the front & side of the property, where there is a secondary driveway, raised borders, mature shrubs, plants & vegetable beds, exterior power points, & a brick-paved pathway leading from the driveway to the front door.

