



7 Hazlebury Road, Creekmoor, Poole, Dorset, BH17 7AU

Asking Price £325,000

- Two Bedrooms
- Garage & Driveway
- Lovely Rear Garden
- Gas Central Heating
- Double Glazing
- Detached Bungalow
- Workshop & Utility Area
- Immaculately Presented
- Close To Amenities
- No Forward Chain!

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No forward chain! We are delighted to offer for sale this truly immaculate detached bungalow, situated in a popular road in Creekmoor.



Council Tax Band: C



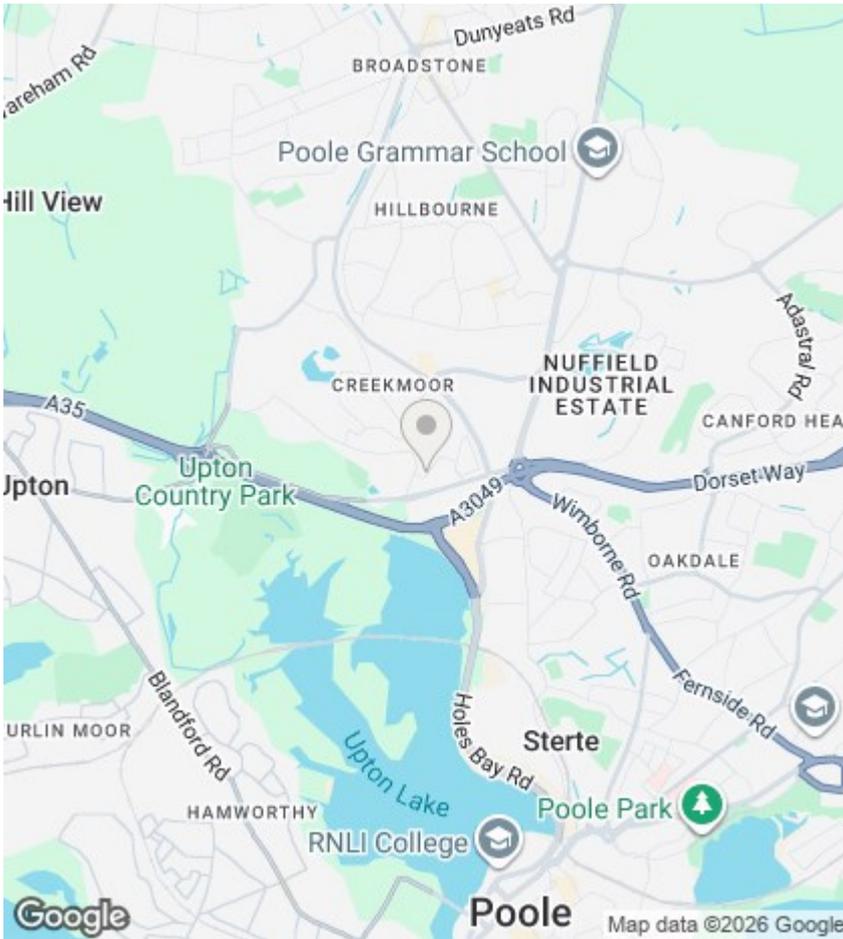
Hazlebury Road

The moment you walk through the door, it's clear this spacious property has been meticulously maintained inside and out by the current owner. In brief, the accommodation comprises; two double bedrooms (both with fitted wardrobes), generous lounge/dining room, kitchen, bathroom and separate toilet.

Further benefits include gas central heating, double glazing and an ample driveway providing off road parking for several vehicles. There is a particularly special garage which is longer than normal with a workshop to the rear. Attached to this is a utility space, which could easily be used as a home office or hobby room.

The lovely rear garden is private with a mixture of lawn and hard standing making it an ideal place for keen gardeners and entertaining in the sunshine.

Situated in Creekmoor, just a few miles west of Poole and within easy reach of a host of local amenities & bus routes, we are expecting high volumes of interest from the start. Offered for sale with no forward chain, viewings come highly recommended to avoid disappointment. To arrange, or for more information, please contact our Upton branch.



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.

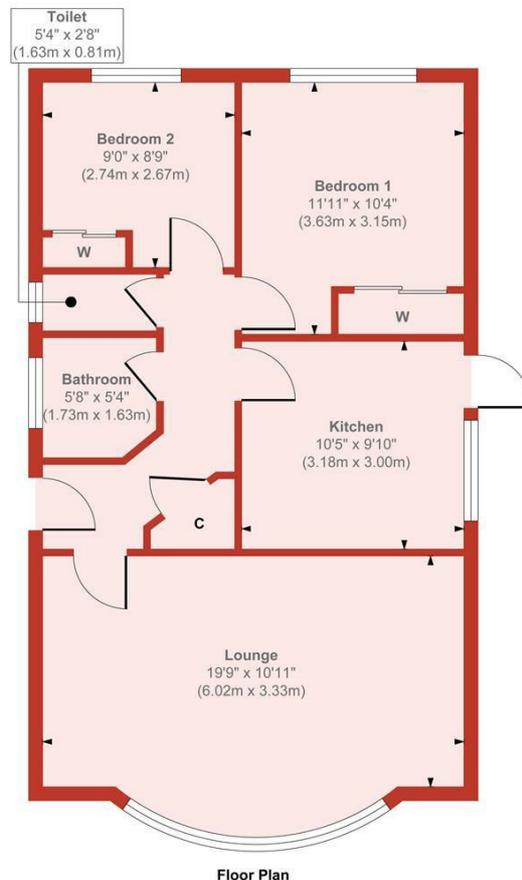
Viewings

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			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor Plan

Approx. Gross Internal Floor Area 679 sq. ft / 63.08 sq. m

Produced by Elements Property