



## 16 Clover Drive, Creekmoor, Poole BH17 7US

A unique two double bedroom property with accommodation arranged over one floor and benefitting from a feature lounge with vaulted ceiling, generous off road parking and rear garden. Offered for sale with the benefit of No Forward Chain.

**EPC: 72 Council Tax Band: B Price: £259,950 Share of Freehold**

 **2**
 **1**
 **1**









## Key Features

- LIVING ROOM WITH FEATURE VAULTED CEILING
- SEPARATE CONSERVATORY/DINING AREA
- CONTEMPORARY KITCHEN
- TWO DOUBLE BEDROOMS
- ATTRACTIVE BATHROOM
- SMOOTH PLASTERED CEILINGS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- SHUTTER BLINDS TO A NUMBER OF ROOMS
- LONG LEASE - 958 YEARS REMAINING OF 999 YEAR LEASE
- NO FORWARD CHAIN

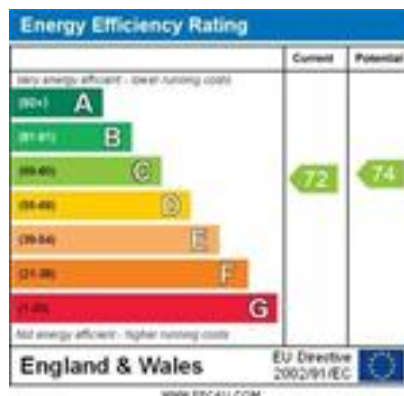
## The Property

This individual property enjoys accommodation all located to the ground floor and is presented in very good decorative order. There is gas fired central heating via a combination boiler and UPVC double glazing.

The property is situated in a cul-de-sac location within walking distance of local amenities, and a short distance away from Upton Country Park. The larger centres of Broadstone and Poole can be easily reached by car, bus and cycle routes.

The accommodation comprises of a reception hall, a feature living room with vaulted ceiling opening to a conservatory/dining room overlooking the rear garden. There is then a contemporary style kitchen, a master bedroom with fitted wardrobes, a second double bedroom and an attractively fitted fully tiled bathroom.

To the front of the property there is off road parking for a number of vehicles and the rear garden has been arranged with a patio and lawn area, mature shrubs and all fully enclosed.



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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