



31 Creekmoor Lane, Creekmoor, Poole, BH17 7BN

Asking Price £365,000

- Two Double Bedrooms
- Immaculate Throughout
- Ample Off-Road Parking
- Gas Central Heating
- Close to Favoured Amenities
- Detached Bungalow
- Updated Windows & Doors
- Pleasant Rear Garden
- Contemporary Kitchen/Dining Room
- Vendor Suited

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VENDOR SUITED - This beautifully presented, detached bungalow offers well proportioned accommodation, off-road parking and a good sized garden.



2



1



1



D

Council Tax Band: C



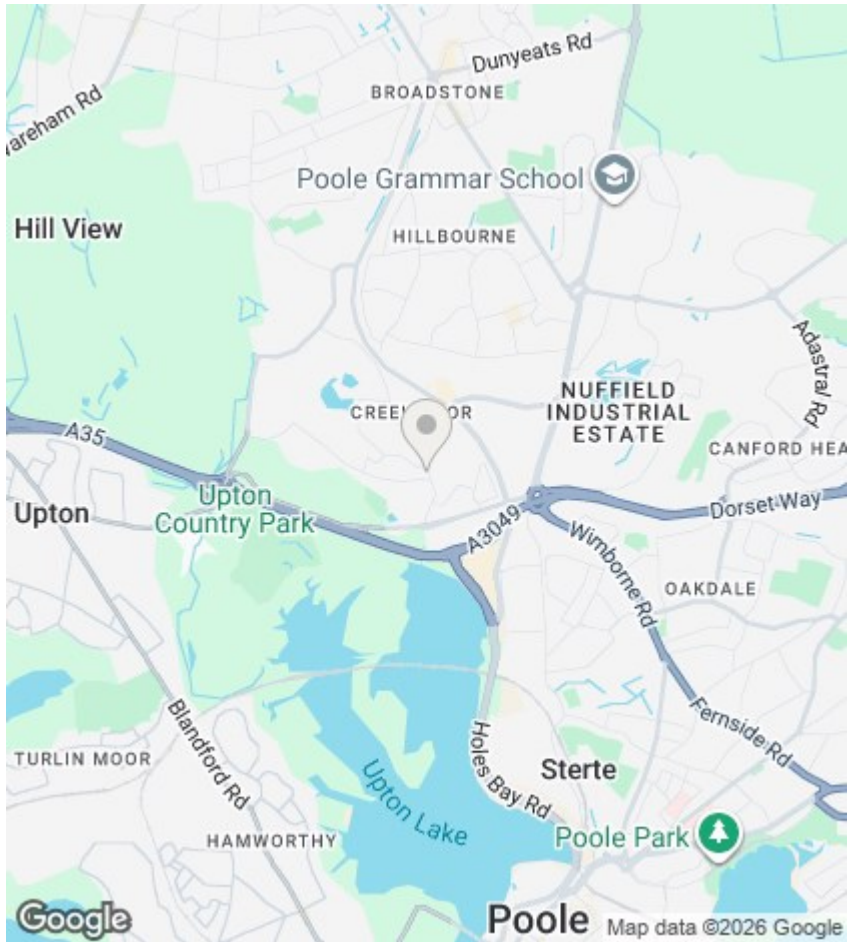
Creekmoor Lane

This home is immaculate throughout and briefly comprises: two generous double bedrooms, living room with 'french' doors, contemporary kitchen/dining room and main bathroom.

The rear garden is majority laid to lawn for ease of maintenance with a patio area abutting the living room. The sizeable frontage allows for off-road parking of several vehicles.

Further benefits include recently replaced double glazed windows & doors, gas central heating, engineered oak floors throughout and fitted shutters to bedroom one.

With it's position close to a host of convenient local amenities, we encourage internal viewing at your earliest convenience. To arrange, or for more information, please call our Upton Office.



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.

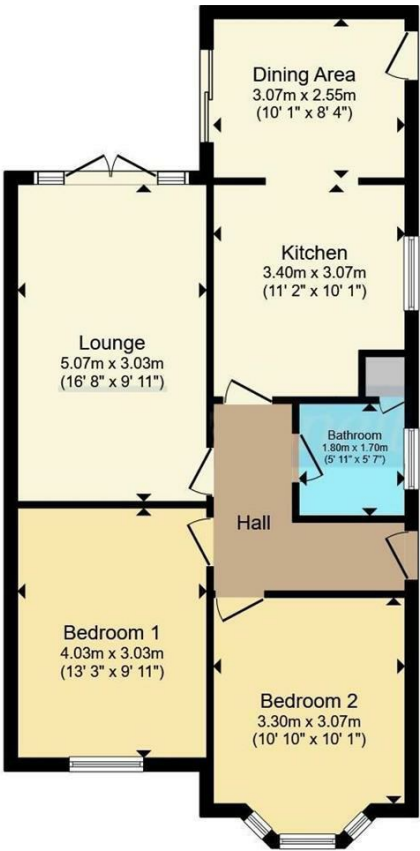
Viewings

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		85
(69-80) C		
(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	



Total floor area 68.0 sq.m. (732 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.