

**39 Primrose Gardens, Creekmoor,
Poole, BH17 7BF**

**£207,000
Freehold**



A one bedroom house situated in this popular residential location and benefitting from UPVC double glazing, modern gas fired heating, a garden and parking. Conveniently situated, the house is within walking distance of local shops and amenities and the larger centres of Broadstone and Poole can be easily reached by car, bus or cycle paths. The property is offered for sale with the benefit of No Forward Chain.

TILED ENTRANCE CANOPY With outside lighting, outside storage cupboard, UPVC double glazed door leads to:

RECEPTION HALL Coved ceiling, radiator, ceramic tiled floor, storage cupboard concealing the Glow Worm combination boiler serving the heating and domestic hot water supply

BEDROOM 9' 8" x 8' 8" (2.97m x 2.65m) Coved ceiling, radiator, telephone point, built in wardrobe cupboard, understairs storage cupboard, window to front aspect with shutter blinds

BATHROOM White suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment with shower screen, wash hand basin and toilet, coved ceiling, fully tiled walls, ceramic tiled floor, window

A STAIRCASE LEADS FROM THE ENTRANCE HALL TO THE FIRST FLOOR LIVING ACCOMMODATION

LOUNGE AREA 13' 0" max. x 11' 3" (3.97m x 3.44m) Coved ceiling, radiator, window to front aspect with shutter blinds, TV aerial connection, telephone connection, this then opens to a:

KITCHEN/DINING AREA 13' 0" x 5' 8" (3.98m x 1.75m) In the kitchen there is a single bowl single drainer steel sink unit with centre mixer tap with adjacent roll top worksurfaces with drawers and base storage cupboards below and eye level wall mounted units over, window, coved ceiling, space for a dining table and chairs, wall mounted heating thermostat controls, space suitable for a cooker and loft hatch giving access to roof storage space

OUTSIDE The property benefits from parking and opposite the property is an enclosed area of garden which has been predominantly laid to paving, there are established borders and a storage shed.


COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.



Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

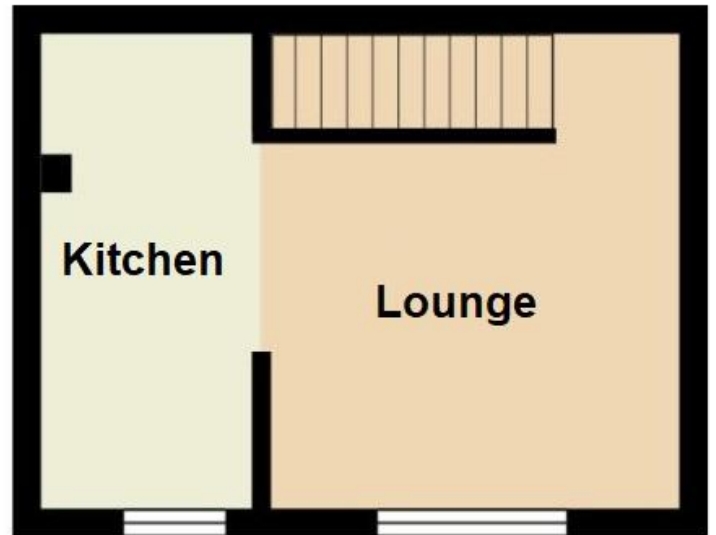
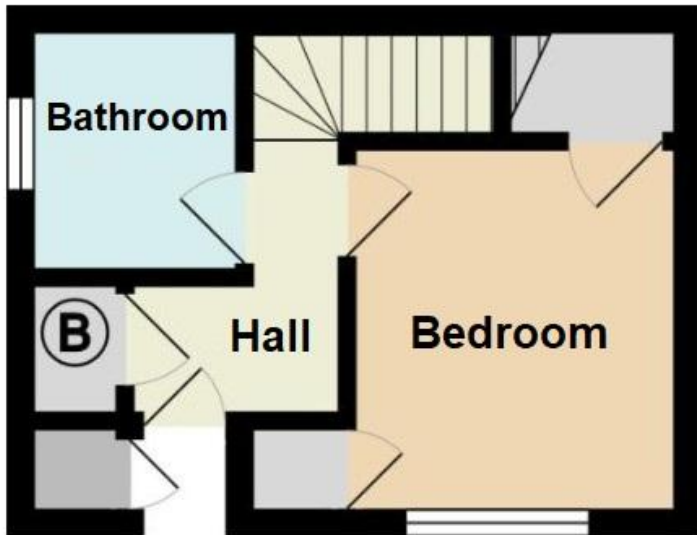
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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