

**25 Stalbridge Road, Creekmoor,
Poole, BH17 7AS**

**£329,950
Freehold**



Tucked away in this quiet cul-de-sac and backing onto woodland is this extended, two bedroom chalet bungalow. The property benefits from gas fired heating with radiators and double glazing, and although is now in need of modernisation it offers an ideal opportunity for those purchasers wishing to put their 'own stamp' on a home. To the ground floor there is a lounge, dining room, main bedroom, kitchen, bathroom and cloakroom and stairs from the dining room lead to a good size first floor landing which would be ideal as a home office then leading to the second bedroom. A driveway provides off road parking for a number of vehicles and leads to the garage with inspection pit and the rear garden enjoys a good degree of privacy and a pleasant aspect over adjoining woodland. The property is offered for sale with No Forward Chain.

FRONT DOOR Leads to:

ENTRANCE HALL Radiator, telephone point, wall mounted heating controls and thermostat, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving above

LOUNGE 15' 10" x 10' 11" (4.83m x 3.33m) Four wall light points, radiator, TV aerial connection, window enjoying an outlook over the rear garden, ornamental Purbeck stone fireplace with living flame gas fire, glazed doorway leads to:

DINING ROOM 10' 11" x 10' 11" max. (3.33m x 3.33m) Radiator, window to front aspect

KITCHEN 8' 10" x 8' 5" (2.69m x 2.57m) Comprising of single bowl single drainer stainless steel sink unit with centre mixer tap with adjacent worktop surfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over, four ring electric hob with electric oven below and extractor canopy above, space and plumbing available for an automatic washing machine, wall mounted Glow Worm boiler serving the heating and domestic hot water supply, integrated refrigerator and shelved larder cupboard with window

BEDROOM 1 11'11" x 11'3" (3.63m x 3.43m) Bay window

BATHROOM White suite comprising of panel enclosed bath, pedestal wash hand basin, radiator, window

SEPARATE CLOAKROOM WC, window

A STAIRCASE FROM THE DINING ROOM Leads to:

FIRST FLOOR LANDING 12' x 8' 6" (3.66m x 2.59m) To either side of the staircase there is access to boarded loft storage areas with lighting. The landing area is of a good size and has been used as an office space in the past, has a radiator, window to the front aspect, access to built in storage with hanging rail and shelving

BEDROOM 2 12' x 8' 6" (3.66m x 2.59m) Radiator, access to storage space, window enjoying an outlook over the rear garden

OUTSIDE - FRONT To the front of the property there is a low brick wall with brick pillars and a gate opening onto the long driveway which provides off road parking for a number of vehicles and runs along the left hand side of the property to the GARAGE. The garage has double opening doors, lighting and an inspection pit. The front garden has been predominantly laid to lawn with an ornamental fishpond surrounded by crazy paving (currently empty) and both side boundaries are enclosed by walling or established hedgerow. A gate and trellis fencing gives access between the bungalow and the garage to:



OUTSIDE - REAR There is an area of lawn with raised Purbeck stone borders and a short flight of steps then leads up to the second area of the garden where there is an area of lawn, fishpond, greenhouse and summer house. The rear garden is enclosed to all sides and enjoys a large degree of privacy. Water tap.

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

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SPACE FOR EPC GRAPH





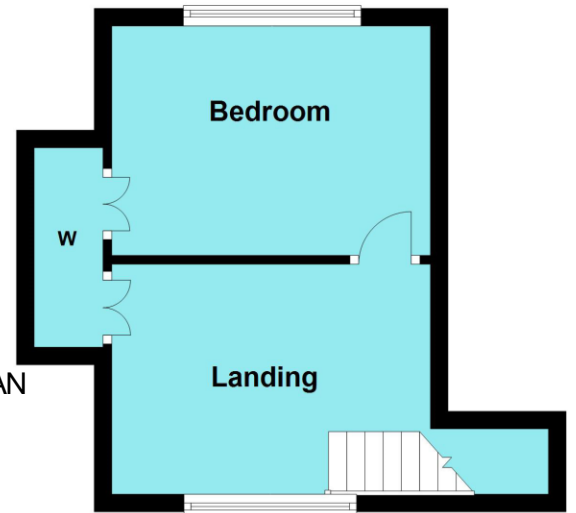
Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



First Floor

Approx. 22.4 sq. metres (241.6 sq. feet)



Total area: approx. 80.3 sq. metres (863.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.



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