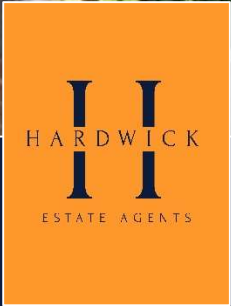




3 Benmoor Road, Creekmoor, Poole, BH17 7DS



A beautifully presented 2 bedroom, character house with driveway parking, conservatory and a good sized garden.

- Sitting room with wood burner
- Modern kitchen
- Conservatory
- Modern gas fired boiler
- Generous 50ft plus garden
- Close to amenities
- Double glazed
- Driveway parking
- Modern 4 piece bathroom
- Viewing highly recommended

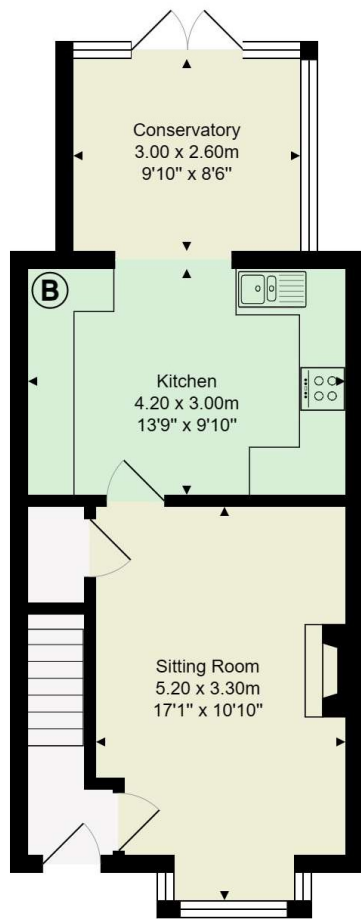
ASKING PRICE:

£315,000 (Freehold)

EPC RATING:

Band - D





Ground Floor



First Floor

Total Area: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

LOCATION

Creekmoor is a popular residential suburb of Poole lying close to Poole Harbour and Upton Heath Nature Reserve. It offers a range of shops, amenities, and bus routes. The property itself is situated in a cul-de-sac position.

THE PROPERTY

This beautifully presented terrace house offers a charming blend of modern fittings together with character features. The front door leads into an entrance hall. The cosy sitting room has a feature fireplace with an inset wood burner and the bay window overlooks the front aspect.

The modern, bright kitchen offers a range of base and eye level white units with a fitted oven and hob together with a concealed gas fired boiler. The combi boiler along with radiators and shower system have been newly installed. There is space and plumbing for various other white goods. An arch connects to the conservatory which makes a perfect additional living or dining area.

Upstairs there are two bedrooms, both have feature, decorative cast iron fireplaces. The modern bathroom includes a four-piece suite with a bath, separate shower, wc and wash basin. The bathroom and bedroom 2 have far reaching views towards Poole. There is also access to the loft via hatch.

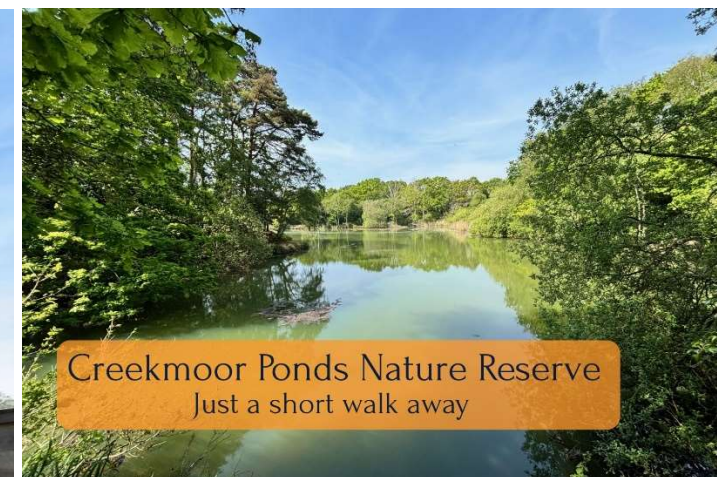
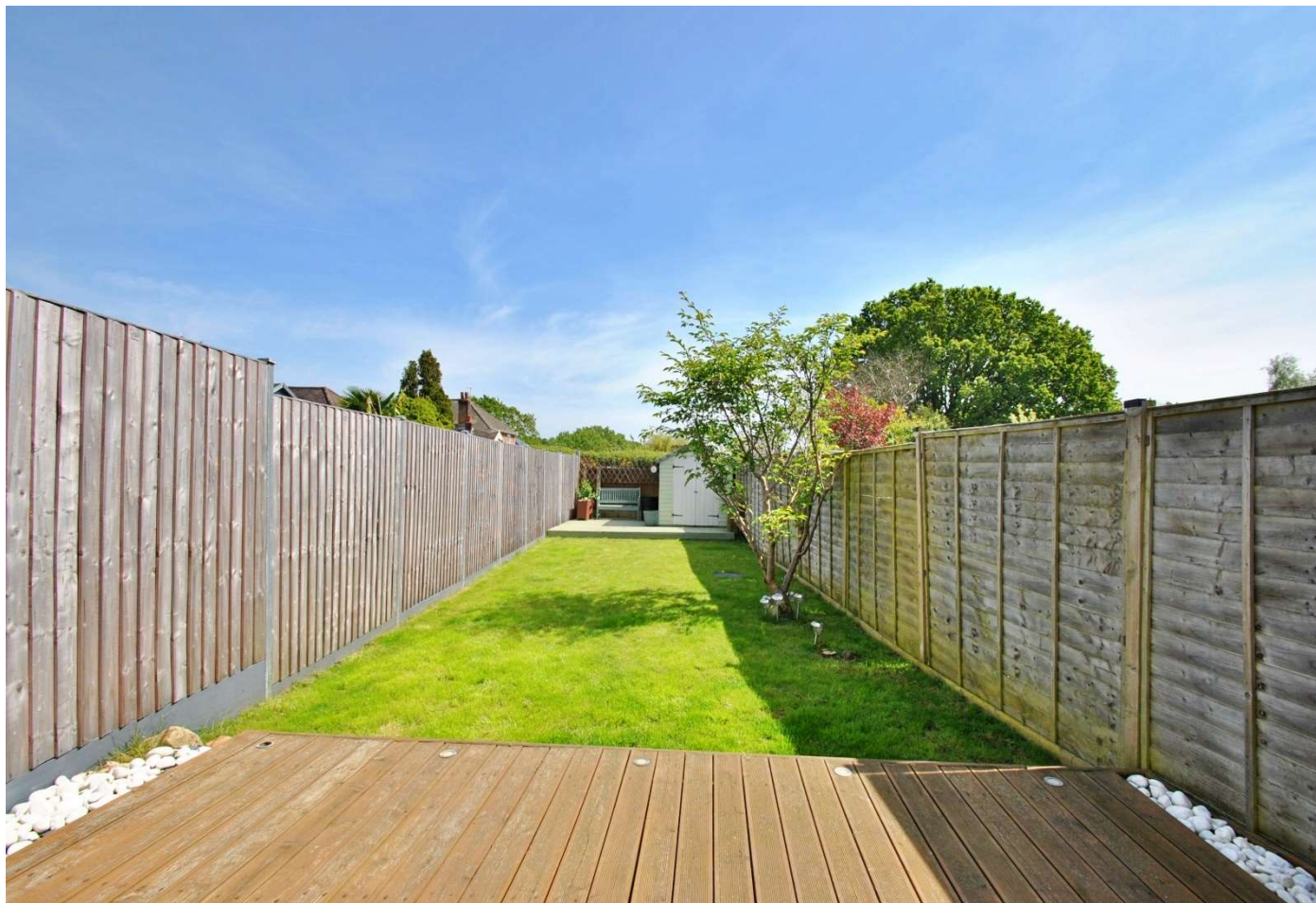
Outside, at the front is driveway parking. In the rear garden is a deck terrace adjacent the conservatory. The majority of the garden is laid to lawn with a further deck to catch the evening sun with a timber shed. All bound by timber fencing.

ADDITIONAL INFORMATION

Council tax – C

Tenure – Freehold

Don't miss out on this charming, character home!



Creekmoor Ponds Nature Reserve
Just a short walk away



Upton House Country Park
Less than 1.5 miles away

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk