

5 Priors Road
Creekmoor
Poole BH17 7DJ

Price Offers in Excess of **£300,000** Freehold



A TWO DOUBLE BEDROOM SEMI DETACHED
BUNGALOW WITH SOUTH FACING REAR GARDEN,
SITUATED IN A POPULAR RESIDENTIAL LOCATION.
OFFERED FOR SALE WITH NO FORWARD CHAIN.



Total area: approx. 66.2 sq. metres (713.1 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.

*** ENTRANCE HALLWAY**

*** KITCHEN/DINING ROOM 19'4" x 10'2" (MAXIMUM) (5.91m x 3.11m)**

*** SITTING ROOM 16'4" x 10'6" (5m x 3.23m)**

*** BEDROOM ONE 13' x 10'9" (3.96m x 3.32m)**

*** BEDROOM TWO 10' x 9'9" (3.05m x 3.02m)**

*** SHOWER ROOM 6'5" x 5'4" (1.98m x 1.65m)**

*** FRONT & REAR GARDENS**

*** DRIVEWAY PROVIDING OFF ROAD PARKING**

*** SINGLE GARAGE**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

UPVC glazed front door leads to the entrance hallway with access to loft space and built in airing cupboard with hot water cylinder and slatted shelving above. The kitchen/dining room has a range of wall mounted and base storage cupboards and drawers, integrated oven and four ring burner gas hob with extractor fan above, one and a half bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, roll top work surfaces, part tiled walls. The dining area has dual aspect windows to the rear and side. Glazed side door from the kitchen gives access to the rear garden. The sitting room is to the rear of the property with sliding patio door to the rear garden.

There are two double bedrooms to the front of the property. The shower room comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, corner tiled shower cubicle with wall mounted shower, wall mounted heated towel rail and fitted mirror.

The front of the property is laid to shingle and paving with shrub and herbaceous borders. The driveway provides off road parking in turn leading to the single garage. The south facing rear garden is laid to lawn, shrub and herbaceous borders and a decking area. Summer house. Personal door to the single garage.



DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout taking the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the second mini roundabout turn left along Creekmoor Lane. Priors Road is the fourth turning on the right hand side.

COUNCIL TAX: Band C BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

Please see our website for further details.

REF: R1778