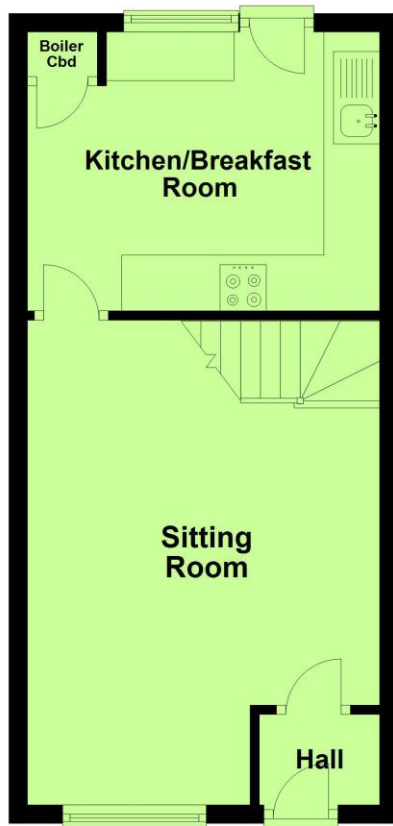
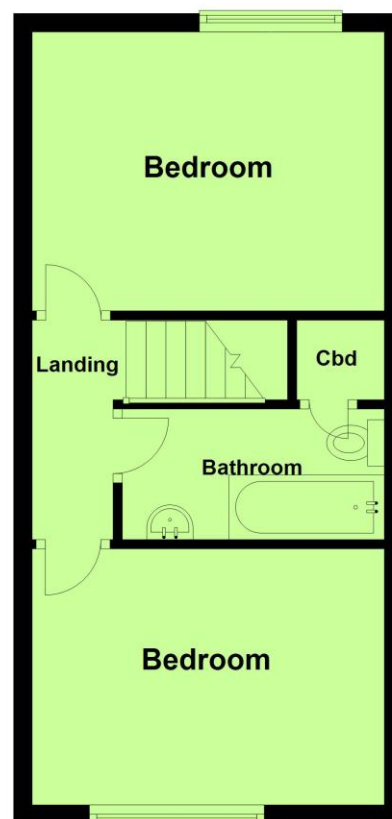


14 Bluebell Lane
Creekmoor
Poole BH17 7YU

Price **£295,000** Freehold



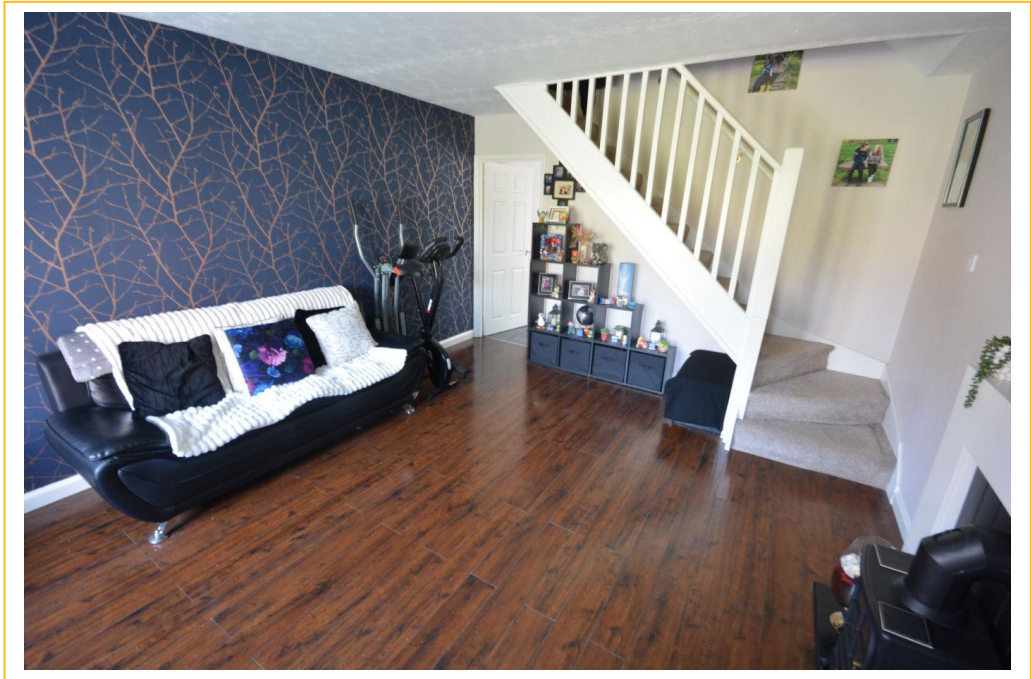
A TWO DOUBLE BEDROOM TERRACED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION. AN IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT.

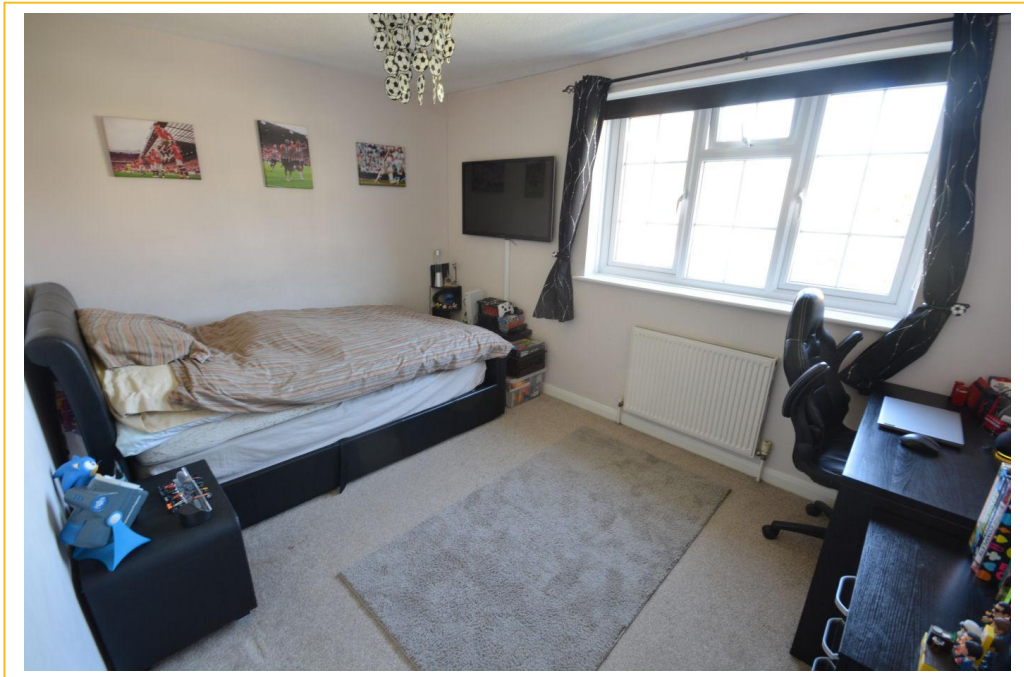
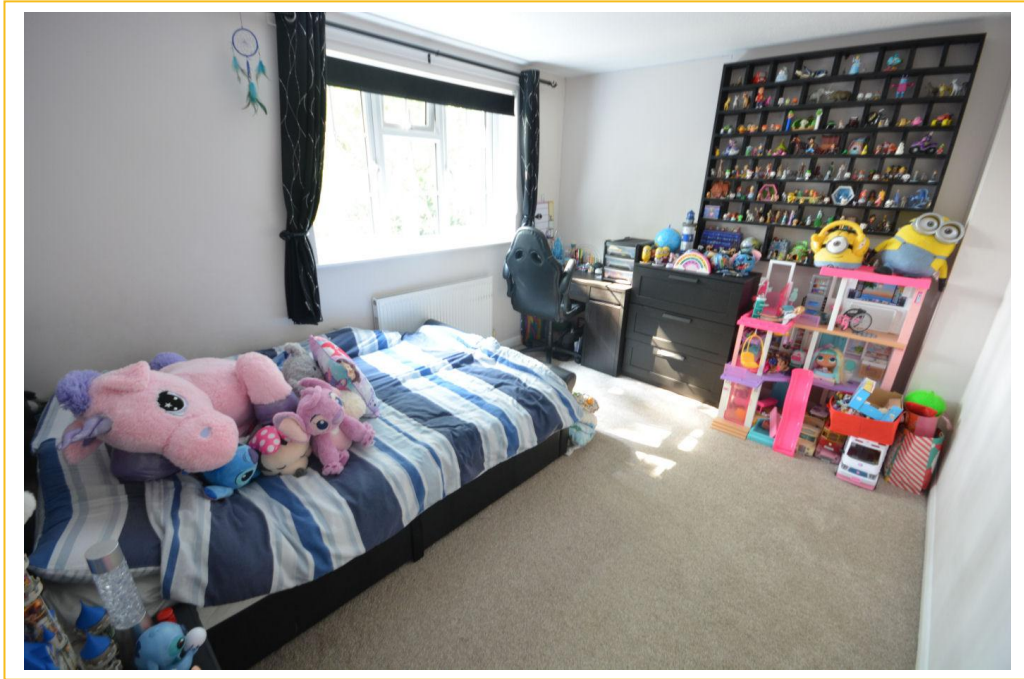
**Ground Floor****First Floor**

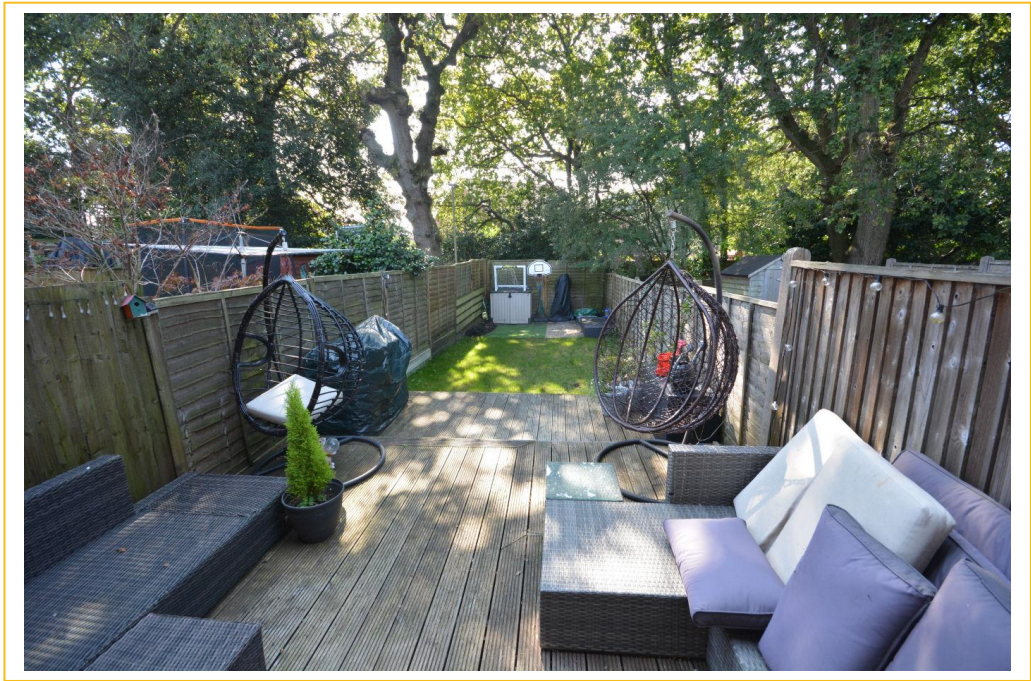
Total area: approx. 63.8 sq. metres (686.8 sq. feet)

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 4' 2" X 3' 8" (1.28m x 1.15m)**
- * SITTING ROOM 17' 3" X 12' 5" (5.27m x 3.81m)**
- * KITCHEN/BREAKFAST ROOM 12' 4" X 10' 1" (3.77m x 3.07m)**
- * STAIRS RISING TO FIRST FLOOR**
- * BEDROOM ONE 12' 6" X 10' 1" (3.84m x 3.07m)**
- * BEDROOM TWO 12' 4" X 9' 1" (3.77m x 2.77m)**
- * FAMILY BATHROOM 9' 5" X 4' 6" (2.89m x 1.40m)**
- * FRONT AND REAR GARDENS**
- * ALLOCATED PARKING**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**





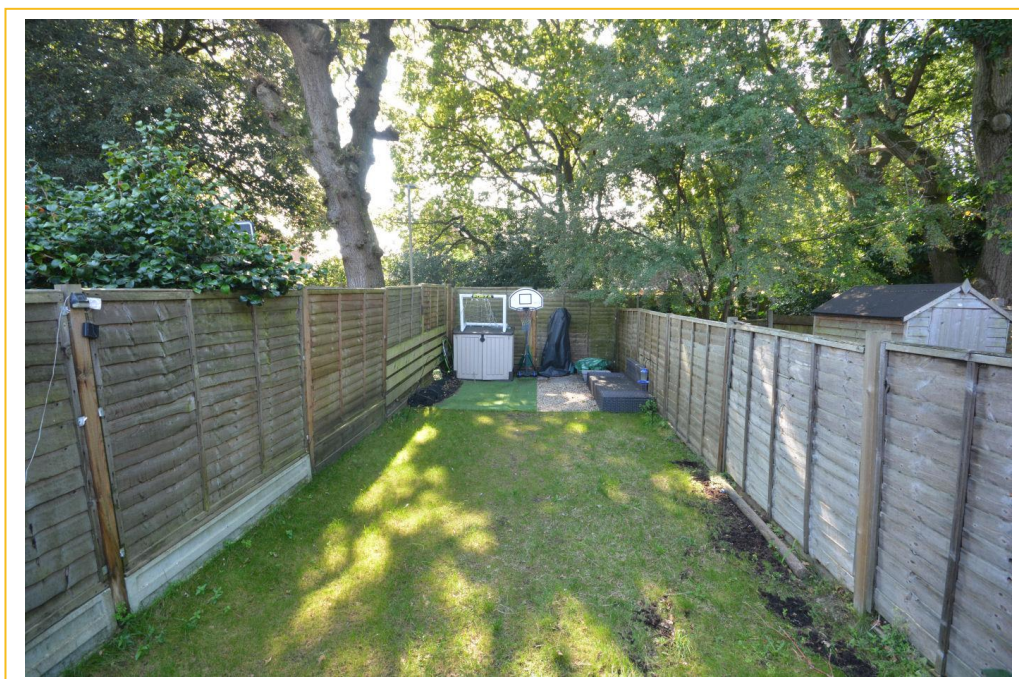


ABOUT THIS PROPERTY

A UPVC double glazed door gives access into the entrance hallway which has cupboard with double opening doors and access into the sitting room which has wood effect flooring, central fireplace, stairs rising to first floor and window to front aspect. The kitchen/breakfast room has window and door to rear, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, single sink with drainer and mixer tap, breakfast bar eating area, space for washing machine, tumble dryer and tall fridge/freezer and integrated appliances to include oven, four ring hob and extractor fan over.

The first floor landing has loft access via a hatch. Bedroom one has window to rear aspect with pleasant views over the rear garden and bedroom two has window to front aspect and TV point. The family bathroom has part tiled walls, storage cupboard, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap and shower over.

To the front of the property is a small area laid to lawn with a blocked paved pathway leading up to the front door. The rear garden has a decked area running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn and artificial grass, all of which are bound by timber fence borders. The property also benefits from allocated parking.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout taking the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout continue straight across. At the next roundabout continue straight ahead and Bluebell Lane is the second turning on the left 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: R1900