

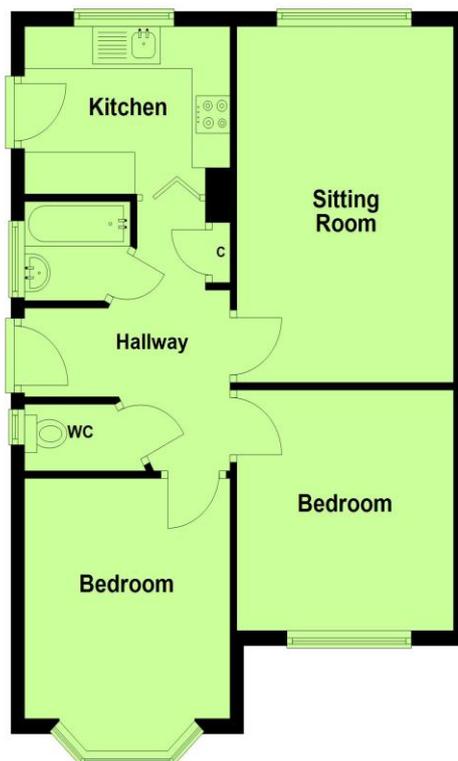
27 Hazlebury Road  
Creekmoor BH17 7AX

Price Guide **£280,000 - £300,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW  
SITUATED IN A QUIET LOCATION REQUIRING  
GENERAL UPDATING THROUGHOUT AND OFFERED  
TO THE MARKET WITH NO FORWARD CHAIN.

Ground Floor



Total area: approx. 54.7 sq. metres (589.2 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 and 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 HALL 11'3" MAXIMUM X 10'3" MAXIMUM (3.44m x 3.13m)**
  - \* **SITTING ROOM 15'9" X 11' (4.84m x 3.35m)**
  - \* **KITCHEN 10'3" X 7'7" (3.13m x 2.34m)**
- \* **BEDROOM ONE 12'4" INTO BAY X 10'1" (3.77m x 3.07m)**
  - \* **BEDROOM TWO 11' X 10'9" (3.35m x 3.32m)**
- \* **FAMILY BATHROOM 5'6" X 4'7" (1.70m x 1.43m)**
  - \* **CLOAKROOM 5'4" X 2'5" (1.64m x 0.76m)**
- \* **FRONT AND REAR GARDENS**
- \* **DRIVEWAY PARKING**
- \* **CAR PORT AND SINGLE GARAGE**
- \* **MAJORITY DOUBLE GLAZED**
- \* **GAS FIRED CENTRAL HEATING**
- \* **NO FORWARD CHAIN**





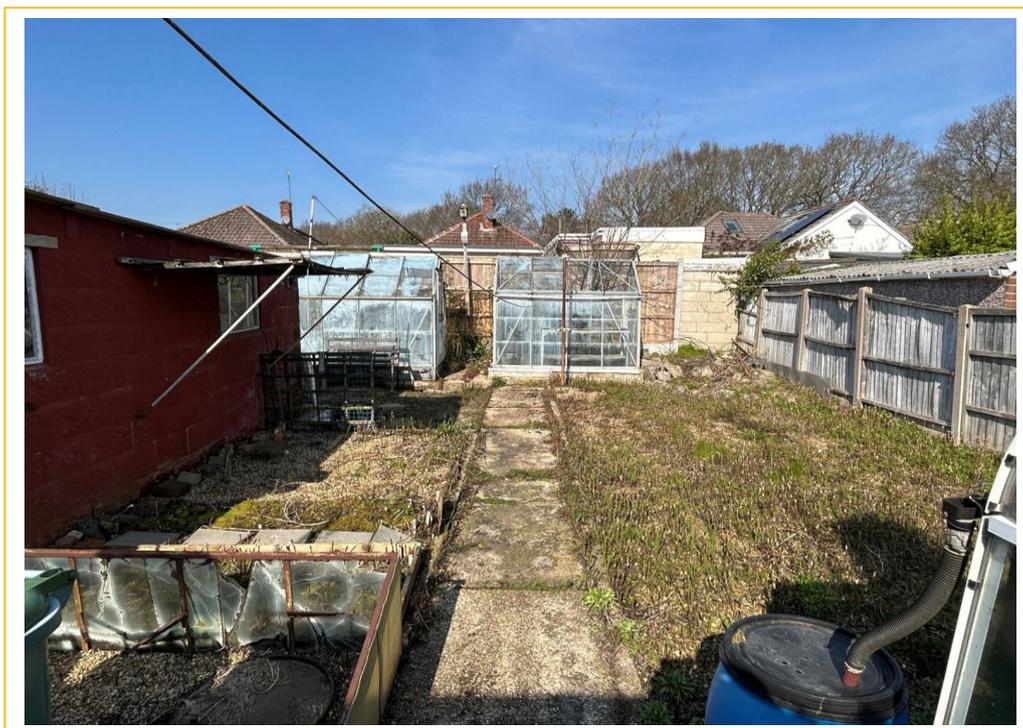


**ABOUT THIS PROPERTY**

At the side of the property a frosted double glazed door gives access into the entrance hallway which has loft access via a hatch and storage cupboard housing the 'Glow- worm' boiler. The spacious sitting room has window to rear aspect, telephone point, TV point and gas fire with marble effect hearth. The kitchen has window to rear aspect, frosted door to side, range of wall and floor mounted cupboards, fully tiled walls, roll top working surfaces, single sink with drainer and mixer tap, nest of four drawers, space and plumbing for washing machine, tiled flooring and integrated appliances to include fridge, freezer, oven, grill, microwave (not working), four ring gas hob and extractor fan over.

Bedroom one has feature bay window to front aspect and telephone point. Bedroom two (currently used as a dining room) has window to front aspect. The family bathroom has frosted window to side, fully tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap and bath with mixer tap and shower over. The cloakroom has frosted window to side, fully tiled walls and low level flush WC.

To the front of the property is an area laid to lawn and a block paved driveway providing off road parking for a number of vehicles in turn leading to the car port and single detached garage which has up and over door, light, power, two windows to side and further window and door to rear. The rear garden is predominantly laid to slabs and shingle providing low maintenance bound by timber fence and mature shrub borders. Hard stand for greenhouse. Access down the side in turn leads to the front.





**DIRECTIONS:**

From Broadstone Centre proceed to the main Broadstone roundabout and take the first exit along Broadstone Way. Take the first turning right into Beechbank Avenue and at the mini roundabout continue straight across. Take the third turning on the left into Creekmoor Lane and Hazlebury Road is the fourth turning on the left hand side.

**COUNCIL TAX:** Band C    BCP (Poole) Council

**ENERGY EFFICIENCY RATING:** To be confirmed

**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: R2079**