



47 Pergin Crescent, Poole, Dorset BH17 7AL

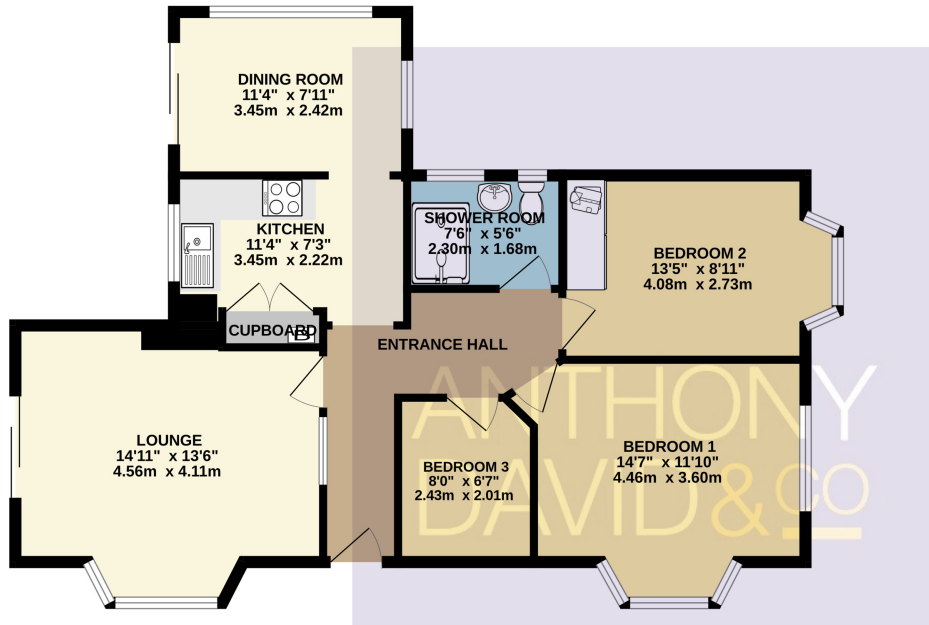
£365,000 Freehold

****MOTIVATED SELLERS/NO FORWARD CHAIN **** A beautifully presented three bedroom detached bungalow sat on this corner plot on the fringes of Fleetsbridge and Creekmoor within close proximity of shops, bus routes and amenities. The popular Upton Country Park and Creekmoor Neighbourhood centre are also a short distance away. This delightful home would benefit from some modernisation and internal viewing is highly advised to not only appreciate its superb location but also the accommodation on offer, which comprises: double aspect lounge, stylish kitchen fitted circa 2020, dining room, two double bedrooms, one single bedroom and modern shower room. Externally there is a low maintenance landscaped wrap around garden, driveway providing off road parking which in turn leads to a 16' garage, additional parking to the front. Further features of this fantastic home include: multi garden access, new electrics and patio doors installed since 2019, storage cupboard, fitted wardrobe to bedroom two, gas central heating and UPVC double glazing. Nearby Schools - Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors, Poole High, St Edwards RC/CoE and both Poole and Parkstone Grammar schools.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



GARAGE
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Entrance Hall Doors to -

Lounge 4.56m x 4.11m (15' 0" x 13' 6") Max

Kitchen 3.450m x 2.19m (11' 4" x 7' 2")

Dining Room 3.47m x 2.42m (11' 5" x 7' 11")

Shower Room 2.30m x 1.68m (7' 7" x 5' 6")

Bedroom 1 4.02m x 3.54m (13' 2" x 11' 7") Max

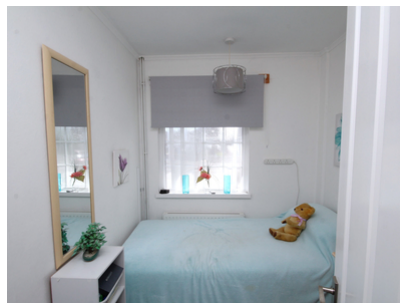
Bedroom 2 4.02m x 2.74m (13' 2" x 9' 0") Max

Bedroom 3 2.41m x 2m (7' 11" x 6' 7")

Garage 5.06m x 3.46m (16' 7" x 11' 4")

Garden Wrap around Garden

Council Tax Band C



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | 60 | 83 |
| | | EU Directive 2002/91/EC | |

Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.