HEARNES
WHERE SERVICE COUNTS

Petersham Road, Creekmoor, Dorset, BH17 7DQW

Petersham Road, Creekmoor, Dorset, BH17 7DW
Freehold Guide Price £320,000 - £325,000

A 3 double bedroom semi detached home with garage, good size garden and off road parking. The home is vacant and sold with no forward chain and offers neat and clean accommodation with opportunity for personalisation and some updating. The house has a spacious lounge/dining room, separate kitchen, family bathroom, gas central heating and double glazing. Set at the end of a cul de sac, it is within easy access to Creekmoor Lane and Creekmoor Ponds.

- 3 double bedroom semi detached house
- Vacant and sold with no forward chain
- Excellent family home
- Integral garage
- Generous lounge/dining room
- Separate kitchen
- Gas central heating and double glazing
- Off road parking
- Neat and clean throughout
- Good sized flat rear garden with patio and area of lawn
- Quiet cul de sac location
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Petersham Road is a popular road in Creekmoor and set off Creekmoor Lane. It is conveniently located within a mile of Upton Heath Nature Reserve and Upton Country Park and close to the A35 leading to Poole in one direction and Dorchester in the other. Poole Town Centre is 3 miles away and local amenities in Creekmoor include a selection of Nursery/Preschools and a Primary school, Library, Pub, Convenience store and Surgery. Broadstone with its high street is within 2 miles and Lytchett Minster is a little further away.
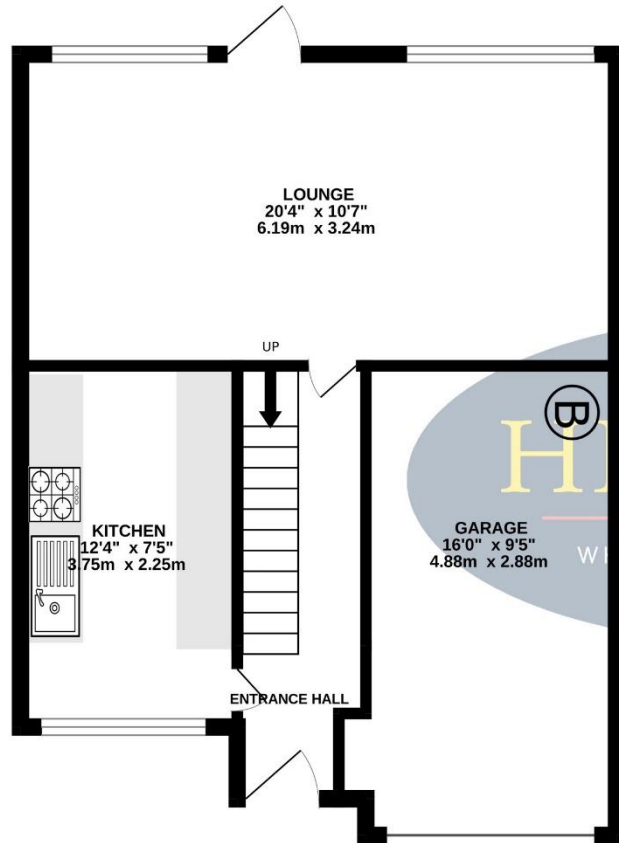
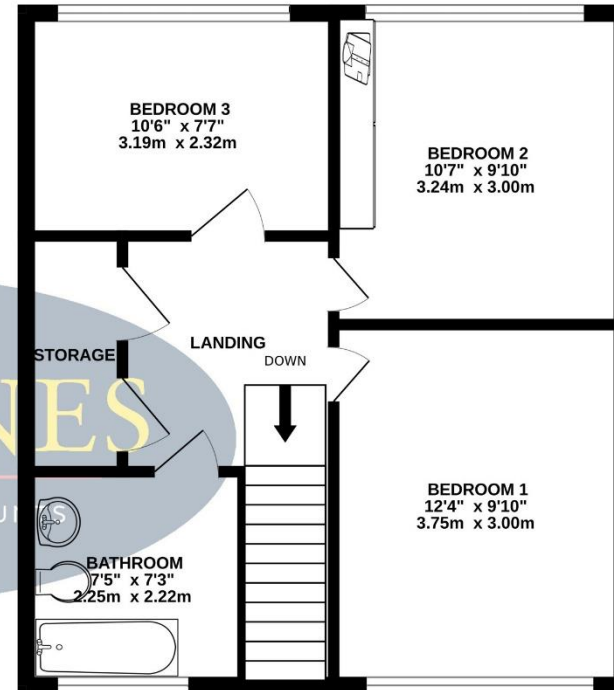COUNCIL TAX BAND: C   EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

LOUNGE
20'4" x 10'7"
6.19m x 3.24m

UP

KITCHEN
12'4" x 7'5"
3.75m x 2.25m

GARAGE
16'0" x 9'5"
4.88m x 2.88m

ENTRANCE HALL

BEDROOM 3
10'6" x 7'7"
3.19m x 2.32m

BEDROOM 2
10'7" x 9'10"
3.24m x 3.00m

STORAGE

LANDING

DOWN

BEDROOM 1
12'4" x 9'10"
3.75m x 3.00m

BATHROOM
7'5" x 7'3"
2.25m x 2.22m

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TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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