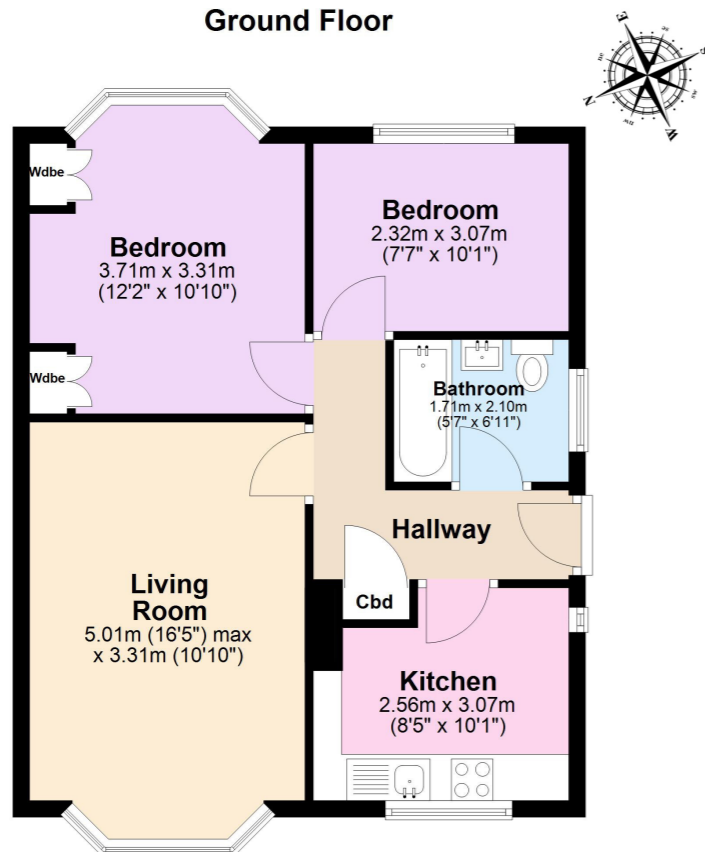


Ground Floor



Total area: approx. 51.2 sq. metres (551.5 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.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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LINKHOMES
ESTATE AGENTS



18 Pergin Crescent, Poole, Dorset, BH17 7AJ
Guide Price £300,000

**** NO FORWARD CHAIN ** PERFECT RENOVATION PROJECT **** Link Homes Estate Agents are delighted to present for sale this two bedroom detached bungalow, in need of refurbishment, and situated in the sought-after and residential area of Creekmoor. Benefitting from an array of fine features including two good-sized bedrooms, a separate kitchen, a bright and airy living room with a bay window, a three-piece bathroom suite, a well-presented private rear garden with a sunny disposition, a single garage with a pitched roof and a concrete driveway with parking for multiple vehicles. This is a must-view to appreciate the residential location and position on offer!

Pergin Crescent is situated on a quiet road of mostly bungalows in the BH17 postcode. Creekmoor offers a variety of places to walk and cycle to such as the Creekmoor Ponds, Upton Country Park, the old trail way leading to the much loved Broadstone Broadway and the Roman Road Trail with the woods/ heathland surrounding it. Other attractions and amenities close by include the Acorn Pub, Southern Aquatics (pet store), the two Co-op's, Creekmoor Plaice (fish and chips takeaway), Little Village (Chinese takeaway), the Post Office and many others. A short drive away from the property you can also find Poole and Bournemouth town centres.



Ground Floor

Entrance Hallway

Ceiling light, loft hatch, smoke alarm, consumer unit, wooden front door to the side aspect, storage cupboard with the water cylinder enclosed, radiator, power points and carpeted flooring.

Kitchen

Coved ceiling, wall light, UPVC double glazed window to the front aspect, wall and base fitted units, stainless steel sink with drainer, space for a free-standing oven, radiator, power points, space for a fridge/freezer and vinyl flooring.

Living Room

Coved ceiling, ceiling light, UPVC double glazed bay window to the front aspect, radiator, electric fireplace with a brick surround, back boiler, power points, internet point, television point and carpeted flooring.

Bedroom One

Ceiling light with a fan, UPVC double glazed bay window to the rear aspect, radiator, fitted wardrobes, wall lights, power points and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect, radiator, power points and carpeted flooring.

Bathroom

Coved ceiling, ceiling light, wooden framed single glazed window to the side aspect with frosted glass and aluminium secondary glazing, panelled bath with overhead electric shower, part tiled walls, wall mounted sink, toilet, wall mounted vanity with mirrored front, radiator, space for a washing machine and vinyl flooring.



Outside

Garden

Mainly laid to lawn, surrounding wooden fences, surrounding shrubbery, greenhouse, patio area, outside tap, side access and palm trees.

Garage

Pitched Roof.

Driveway

Concrete driveway, brick wall, bushes, surrounding wooden fences, lean-to and car port.

Agents Notes

Useful Information

Tenure: Freehold

EPC Rating: E

Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £5,000

Additional Property: £20,000