

**31 Porter Road, Creekmoor, Poole,
Dorset, BH17 7AN**



HEARNES

WHERE SERVICE COUNTS

31 Porter Road, Creekmoor, Poole, Dorset, BH17 7AN

FREEHOLD PRICE £335,000

An attractive, vacant, 2 bedroom bungalow, sold with no forward chain and offering enormous potential for modernisation and personalisation. The bungalow is set on a level plot and has a south westerly facing fully enclosed rear garden along with a driveway, detached garage and parking for 2/3 cars and further lawned area for potential parking. Offering 2 bedrooms, lounge, kitchen, shower room and 50' x 30' rear garden. The bungalow is neat and clean inside, has gas central heating and double glazing.

- 2 bedroom detached bungalow set on a level plot
- Very neat and tidy inside
- Offering enormous potential for modernisation
- Vacant with no forward chain
- Detached garage
- South westerly facing, private rear garden that is mostly laid to lawn with rear patio area and well established borders plants and trees
- Off road parking for 2/3 cars and potential for further
- Double glazing and gas central heating
- Kitchen with space for cooker and fridge/freezer. Space and plumbing for washing machine and slimline dishwasher
- Good size lounge to the rear with view over the garden
- Set in a popular location in a very friendly neighbourhood

Set on Porter Road the bungalow is conveniently located within a flat walk to local shops on Creekmoor Lane, and within half a mile to Tesco Superstore. Upton, Broadstone and Poole are within an easy drive and Upton Country Park is within a mile.

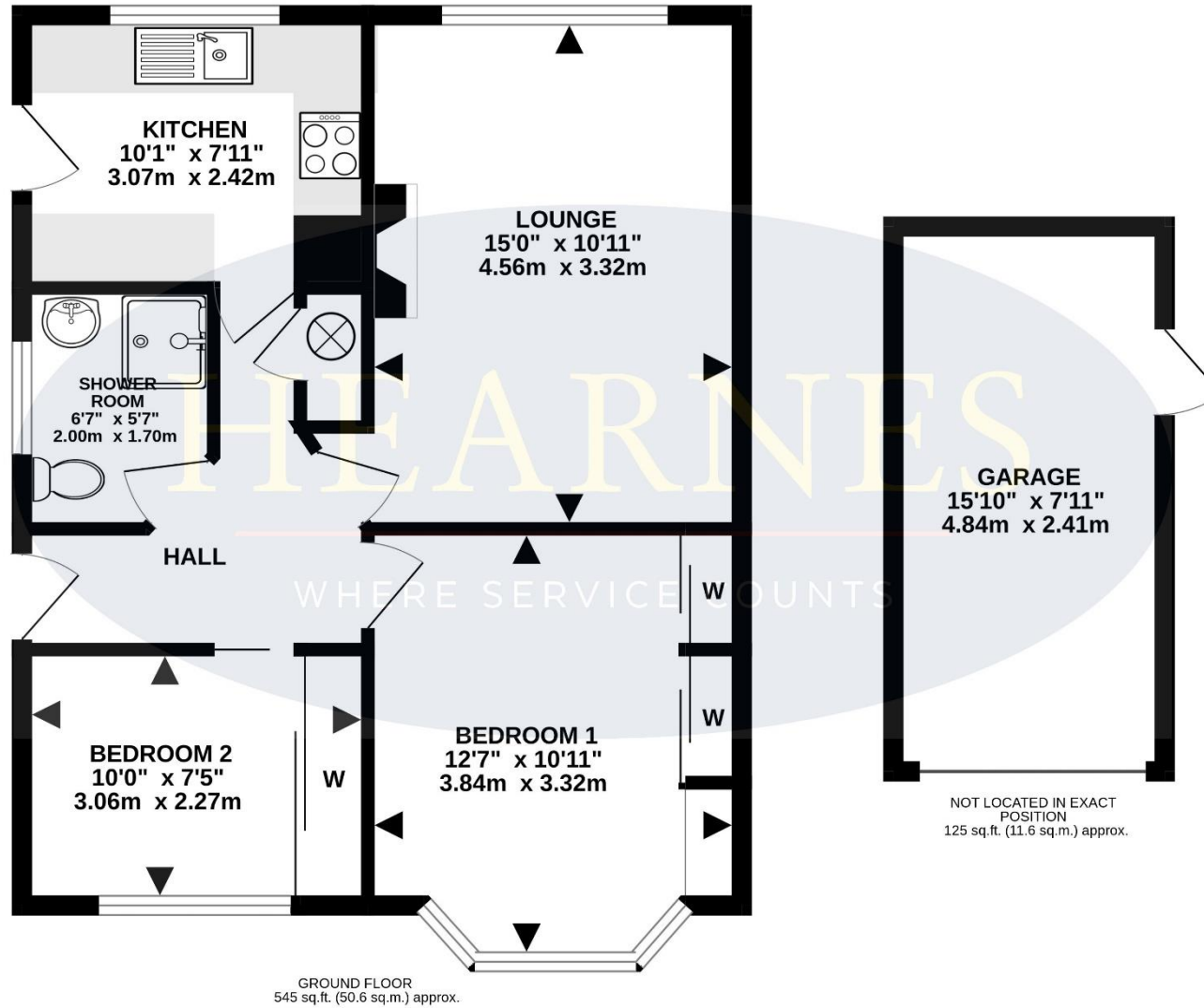
COUNCIL TAX BAND: C EPC RATING: D



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

TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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