



35 Primrose Gardens, Creekmoor, Poole, Dorset BH17 7BF

£199,950 Freehold

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

A delightful one double bedroom cluster house situated in this quiet cul-de-sac location in Creekmoor a short drive away from both Creekmoor Neighbourhood center and the popular Broadstone Parade with its array of local shops, bars, and eateries. This ideal first time buy/investment purchase is well presented throughout and viewing is highly advised to not only appreciate its lovely location but also the accommodation on offer, which comprises: GROUND FLOOR; Double bedroom and bathroom. FIRST FLOOR; Lounge/diner and fitted kitchen. Externally there is a private front garden and two allocated parking spaces. Further features of this 'little gem' include; ample storage, new boiler (2022), gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**



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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- Hallway Doors to
- Bedroom 9' 9" x 8' 9" (2.97m x 2.67m)
- Bathroom 6' 6" x 4' 2" (1.98m x 1.27m)
- Lounge/Diner 13' 0" x 11' 3" (3.96m x 3.43m)
- Kitchen 13' 0" x 5' 9" (3.96m x 1.75m)
- Garden Front
- Parking 2x allocated
- Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.