



**Borley Road, Creekmoor,  
Poole, Dorset, BH17 7DT**

**HEARNES**

WHERE SERVICE COUNTS

# Borley Road, Creekmoor, Poole BH17 7DT

## Freehold Price £340,000

Set on a good size plot with excellent parking and driveway is this 3 bedroom bungalow with potential for modernisation. The owners bought this property to modernise, however due to personal circumstances are having to sell. Offering 2 double bedrooms to the front, a good size kitchen, and a further bedroom/reception room to the rear. Set in a quiet road within easy access to local shops and approximately 2 miles to Poole Town Centre. The property is sold with no forward chain.

- 3 bedroom bungalow offering enormous potential
- Good size accommodation with potential to extend upwards and outwards (subject to relevant planning)
- Generous parking with a large frontage, driveway for 3 cars in tandem and gates leading to further hardstanding (ideal for boat/caravan)
- Private, secluded rear garden with patio area and side area for dining
- Gas central heating and double glazing
- No forward chain
- Quiet location set off Creekmoor Lane

Borley Close is a quiet road set off Creekmoor Lane and is within a few hundred yards of Hatch Pond Nature Reserve. It has excellent local facilities on hand with the Creekmoor Surgery, local Co op all close by. Cabot Lane Business Park, Fleetsbridge Retail Park and the David Lloyd Leisure Club are all within a mile. Areas of natural beauty to include Holes Bay, Upton Country Park, Hamworthy Beach and Lytchett Bay, provides wonderful areas for walking and enjoying the coast.

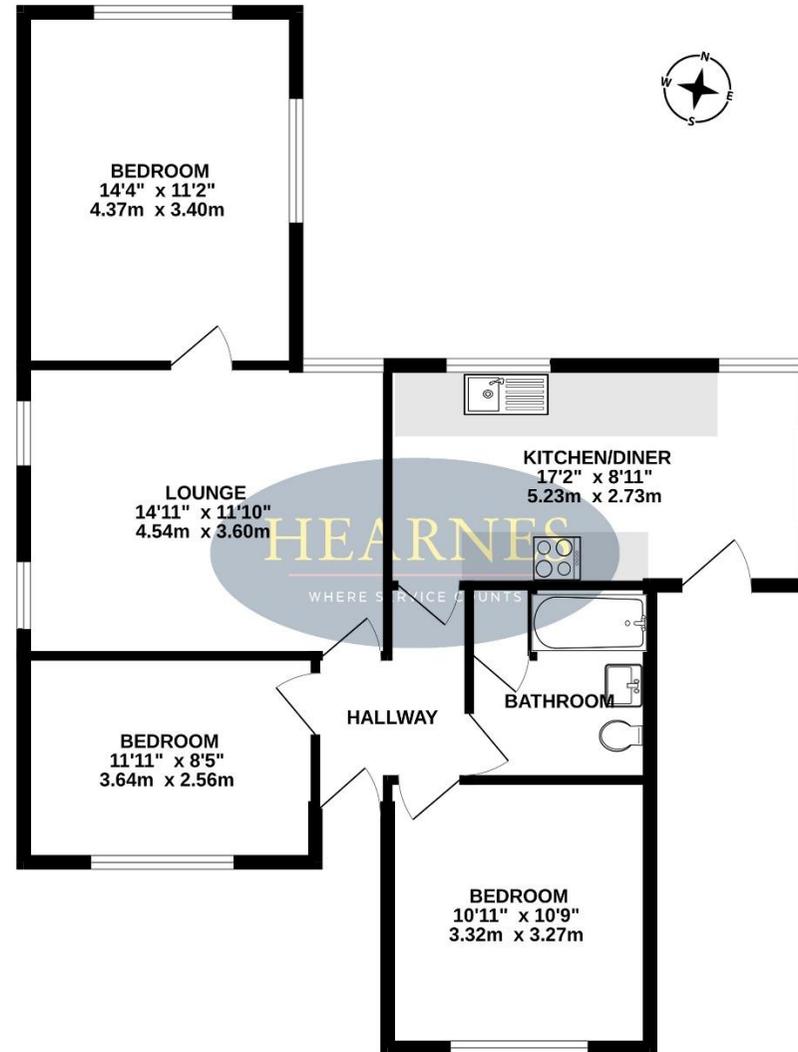
COUNCIL TAX BAND: D

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.



GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

