



35 Larch Close, Creekmoor, Poole, Dorset BH17 7YL

£299,950 Freehold

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A beautifully presented two-bedroom end of terrace house situated in this cul-de-sac in the popular area of Creekmoor. This immaculate home has many internal features to include modern fitted kitchen/diner, lounge, stylish family bathroom. Outside the garden boasts a Southwesterly aspect and a large shed. The property comes with 2 allocated parking spaces as well as being conveniently located close to the local neighbourhood centre, Upton Heath and Upton Country Park. Poole Town centre is approximately 2 miles away. Local Schools include - Stanley Green Infant and Hillbourne Primary Schools. Nearby Schools: Hillbourne Primary, Springdale First and both Poole and Parkstone Grammars.

**ANTHONY
DAVID & CO**

Entrance Hall Doors to

Lounge 15' 7" x 12' 4" (4.75m x 3.76m)

Kitchen 12' 4" x 8' 11" (3.76m x 2.72m)

Landing Doors to

Bedroom 1 12' 4" x 8' 11" (3.76m x 2.72m)

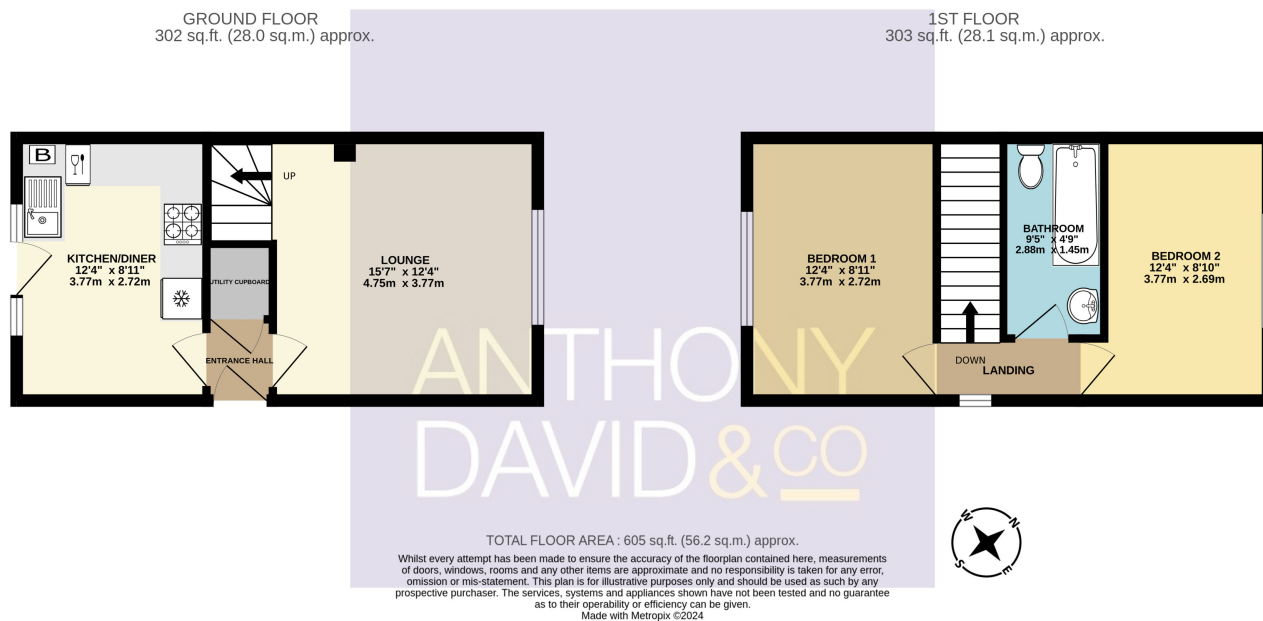
Bedroom 2 12' 4" x 8' 10" (3.76m x 2.69m)

Bathroom 9' 5" x 4' 9" (2.87m x 1.45m)

Garden South Westerly with side access

Parking 2 allocated spaces

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	57	
(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 of 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.