



58 Porter Road, Poole, Dorset BH17 7AW

£339,950 Freehold

A fantastic two bedroom detached bungalow conveniently situated on this quiet cul-de-sac on the fringes of Creekmoor and Fleetsbridge within close proximity of shops, amenities and bus routes. Broadstone Parade with its array of local shops, bars and bistros is also a short drive away. This exceptional property has been beautifully modernised and maintained by the current owners and internal viewing is highly advised to appreciate all the love and work that has gone into the property. The accommodation on offer comprises open plan living area, dining area, sun room/conservatory with new roof (2022), stylish kitchen and contemporary bathroom. Externally the property boasts a good sized low maintenance garden. To the front the driveway provides off road parking which in turn leads to a detached garage with power points and water (utility potential). Further features include: feature in wall fire to lounge, integrated appliances to kitchen, fitted wardrobes to bedroom two, new boiler (2022), re painted throughout (2023) to name but a few. Nearby Schools - Stanley Green Infants, Longfleet Primary, Ocean Academy, Canford Heath Junior, Oakdale Juniors, Poole High School, Poole and Parkstone Grammars.

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TOTAL FLOOR AREA: 908 sq.ft. (84.4 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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- Entrance Hall Doors to
- Living Area 14' 11" x 10' 11" (4.55m x 3.33m)
- Dining Area 14' 1" x 9' 6" (4.29m x 2.90m)
- Sun Room 8' 10" x 6' 8" (2.69m x 2.03m)
- Kitchen 10' 1" x 7' 10" (3.07m x 2.39m)
- Bedroom One 12' 7" x 10' 11" (3.84m x 3.33m)
- Bedroom Two 10' 1" x 7' 7" (3.07m x 2.31m)
- Bathroom 10' 1" x 6' 7" (3.07m x 2.01m)
- Detached Garage 19' 4" x 8' 10" (5.89m x 2.69m)
- Garden Low maintenance
- Driveway Off road parking
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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 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.