

**12 Stalbridge Road, Creekmoor,
Poole, Dorset, BH17 7AT**



HEARNES

WHERE SERVICE COUNTS

12 Stalbridge Road, Creekmoor, Poole, Dorset, BH17 7AT

Freehold Price £320,000

A detached 2 double bedroom bungalow set in a cul de sac in this popular residential area amidst other detached bungalows and chalets. The property offers good value for money and needs modernisation offering huge potential for remodelling and loft conversion (subject to relevant permissions). There is an enclosed rear garden with 2 sheds and a good size front garden with driveway leading to a very large carport/garage area. Other benefits include double glazing and an extended lounge/diner. The property requires replumbing, new boiler, rewiring plus general modernisation yet has a very homely feel about it.

- 2 bed detached bungalow
- 2 double bedrooms
- Cul de sac setting
- Popular residential area
- Double glazing
- Requires modernisation
- Enclosed rear garden
- Driveway to very large carport/garage area

Set in this quiet cul de sac, the bungalow is conveniently located within a flat walk of 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. The nature reserve at Creekmoor is a great space for dog walking and Poole Town Centre is within 2 miles.

COUNCIL TAX BAND: C

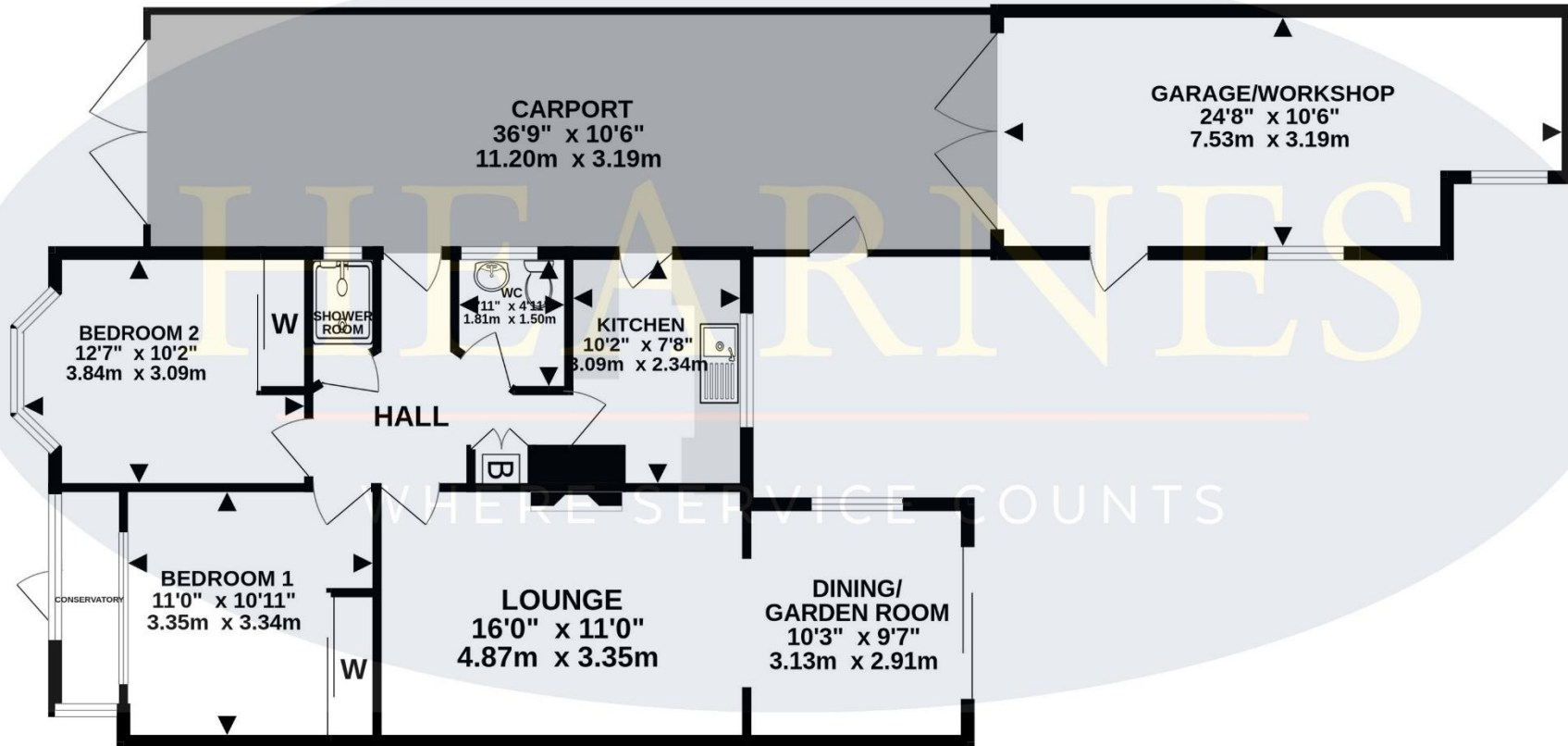
EPC RATING: E

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 : 967 sq.ft. (89.8 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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