2 Millstream Close, Creekmoor,
Poole, Dorset, BH17 7EG

HEARNES
WHERE SERVICE COUNTS

2 Millstream Close, Creekmoor, Poole, Dorset, BH17 7EG
Freehold Price £325,000

Huge potential! A quietly located 3 bedroom semi detached house with off road parking for multiple vehicles, westerly facing rear garden and detached garage only 300 metres from Creekmoor Ponds Nature Reserve. The property benefits from a kitchen/breakfast room with understairs storage, good sized lounge with access to the garden, double glazing with gas central heating and offered with no forward chain!

- 3 bedroom semi detached house offering scope for personalisation
- Kitchen/breakfast room with ample unit space, gas hob with extractor above and good sized storage. There is space for a washing machine and fridge/freezer
- Lounge/dining room with access to the rear garden
- Two of the bedrooms are good sized doubles
- Bathroom to include bath with electric shower above, wash hand basin and wc
- Lovely and private 60' long rear garden on a level plot
- Detached garage and carport with power and lighting
- Off road parking to the front and side elevation for multiple vehicles
- Gas central heating and double glazing throughout
- Offered with no forward chain so can accommodate a quick sale!

Millstream Close is positioned quietly in Creekmoor which is a leafy, green and tucked away location, but still only being 2.7 miles from Poole Town Centre. It is conveniently located within a mile of Upton Heath Nature Reserve and Upton Country Park and close to the A35 leading to Poole in one direction and Dorchester in the other. Local amenities in Creekmoor include a selection of Nursery/Preschools and a Primary school, Library, Pub, Convenience store and Surgery. Broadstone with its high street is within 2 miles and Lytchett Minster is a little further away.

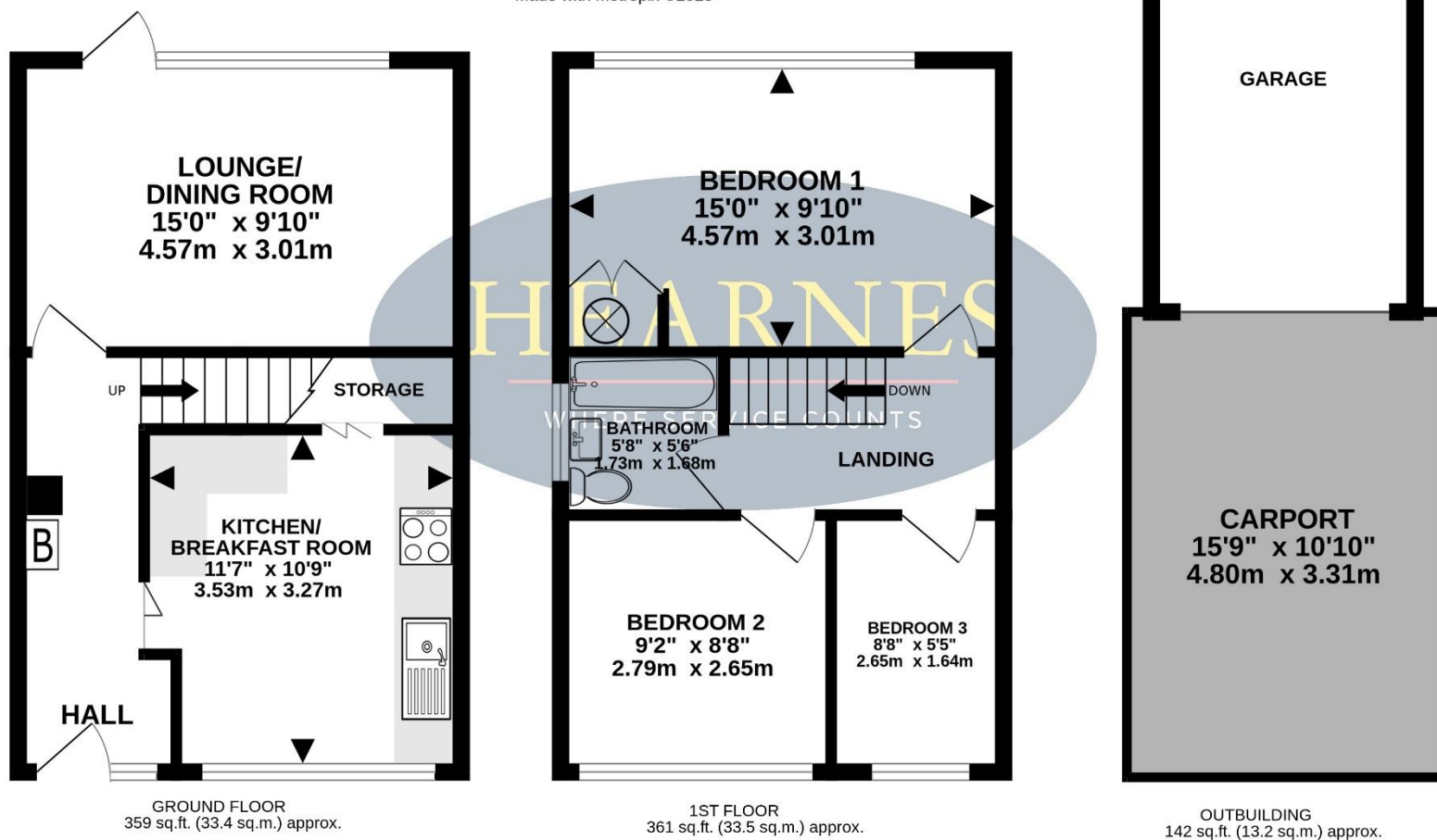COUNCIL TAX BAND: C   EPC RATING: D

INCLUDING OUTBUILDING (NOT INCLUDING CAR PORT)

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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**LOUNGE/
DINING ROOM**
15'0" x 9'10"
4.57m x 3.01m

BEDROOM 1
15'0" x 9'10"
4.57m x 3.01m

GARAGE

UP

STORAGE

DOWN

LANDING

BATHROOM
5'8" x 5'6"
1.73m x 1.68m

CARPORT
15'9" x 10'10"
4.80m x 3.31m

B

**KITCHEN/
BREAKFAST ROOM**
11'7" x 10'9"
3.53m x 3.27m

BEDROOM 2
9'2" x 8'8"
2.79m x 2.65m

BEDROOM 3
8'8" x 5'5"
2.65m x 1.64m

HALL

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

OUTBUILDING
142 sq.ft. (13.2 sq.m.) approx.

Hearnes
WHERE SERVICE COUNTS

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