



24 Hazlebury Road, Poole, Dorset BH17 7AU

£365,000 Freehold

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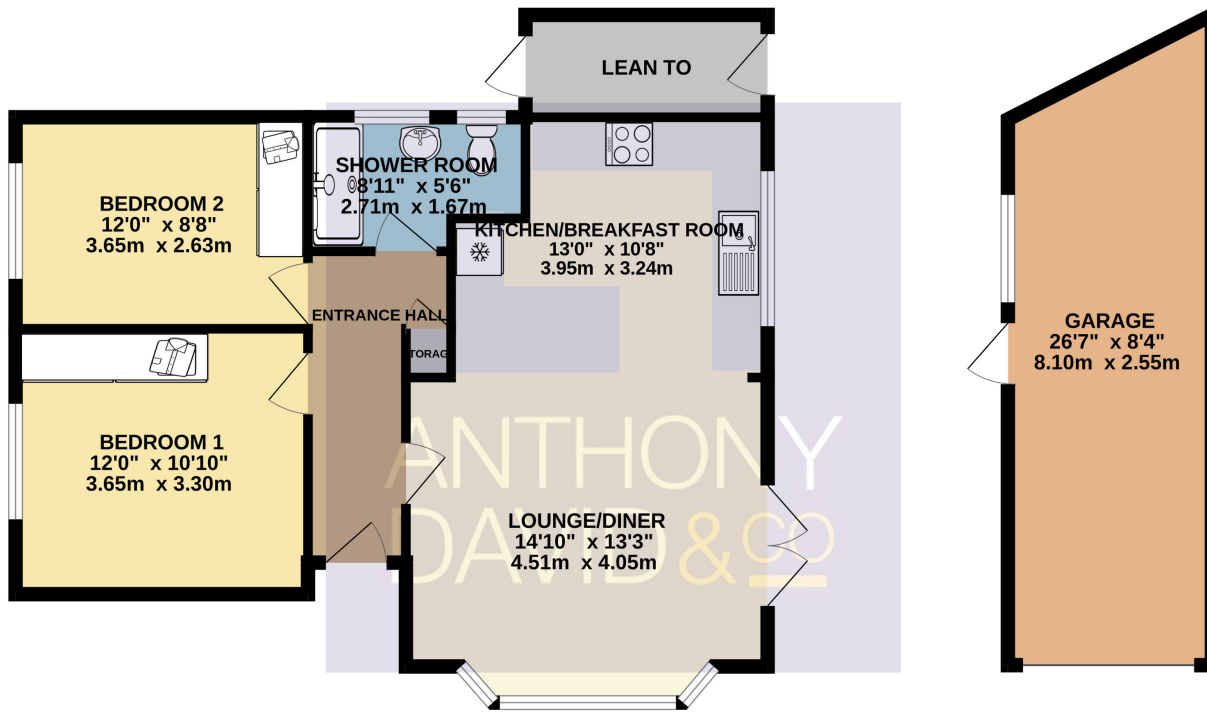
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An immaculate and beautifully presented 2 double bedroom detached bungalow set on a corner plot with both front and rear low maintenance gardens, a carriage driveway and a detached garage/workshop with electric roller door. This well presented open plan property boasts updated kitchen, modern shower room, fitted wardrobes to both bedrooms and a new boiler in 2020. Situated in a popular road in Creekmoor close to local shops, doctors surgery, chemist and library. Broadstone Centre with its popular shops is only 1.5 miles away and Poole Town Centre with its bus and train station is 2 miles away. Nearby Schools - Hillbourne Primary and Poole High Secondary School.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.

GARAGE  
204 sq.ft. (19.0 sq.m.) approx.



Entrance Hall Doors to -

Lounge/Diner 14' 10" x 13' 3" (4.52m x 4.04m)

Kitchen/Breakfast 13' 0" x 10' 8" (3.96m x 3.25m)

Bedroom 1 12' 0" x 10' 10" (3.66m x 3.30m)

Bedroom 2 12' 0" x 8' 8" (3.66m x 2.64m)

Shower Room 8' 11" x 5' 6" (2.72m x 1.68m) MAX

Lean to Store 7' 7" x 4' 2" (2.31m x 1.27m)

Garden South Easterly

Garage / Workshop 26' 7" x 8' 4" (8.10m x 2.54m)

Council Tax Band Band C

TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.