



78 Petersham Road, Creekmoor, POOLE, Dorset BH17 7DW

£299,950 Freehold

**** NO FORWARD CHAIN **** A bright and spacious two double bedroom semi detached bungalow situated on the fringes of Creekmoor and Fleetsbridge within close proximity to shops, schools, amenities and bus routes. Broadstone Parade with its array of local facilities is also a short drive away. This much loved home presents an ideal project and internal viewing is a must to appreciate its full potential. The accommodation on offer comprises: 15' lounge, fitted kitchen and shower room. Externally the property has an enclosed rear garden with lawned area surrounded by paving. To the front there is a further garden and an ample driveway provides off road parking for numerous vehicles which in turn leads to an garage. Further features of this 'little gem' include: feature fireplace to lounge, night storage heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Longfleet Primary, Ocean Academy, Canford Heath Junior, Oakdale Juniors, Poole High School, Poole and Parkstone Grammars.

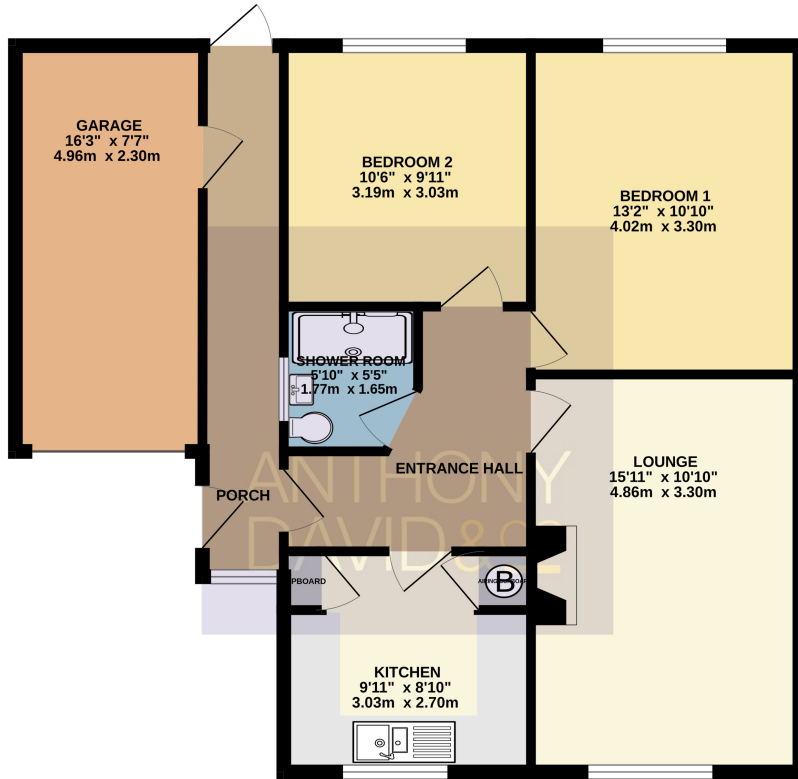
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**ANTHONY
DAVID & CO**

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



Entrance Hall Doors to

Lounge 15' 11" x 10' 10" (4.85m x 3.30m)

Kitchen 9' 11" x 8' 10" (3.02m x 2.69m)

Bedroom One 13' 2" x 10' 10" (4.01m x 3.30m)

Bedroom Two 10' 6" x 9' 11" (3.20m x 3.02m)

Shower Room 5' 10" x 5' 5" (1.78m x 1.65m)

Garage 16' 3" x 7' 7" (4.95m x 2.31m)

Garden Enclosed

Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA: 791 sq.ft. (73.5 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+) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (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.