



86 Rowan Drive, Creekmoor, Poole BH17 7YR

A well presented one bedroom home situated at the head of a residential cul-de-sac and within easy reach of the centres of Broadstone and Poole.

EPC: 73 Council Tax Band: B Price: £190,000 Freehold

 **1**  **1**  **1**





Key Features

- NO FORWARD CHAIN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- WELL PRESENTED
- OFF ROAD PARKING
- FRONT & SIDE GARDEN
- CONVENIENT LOCATION
- IDEAL FIRST TIME BUY OR BUY TO LET

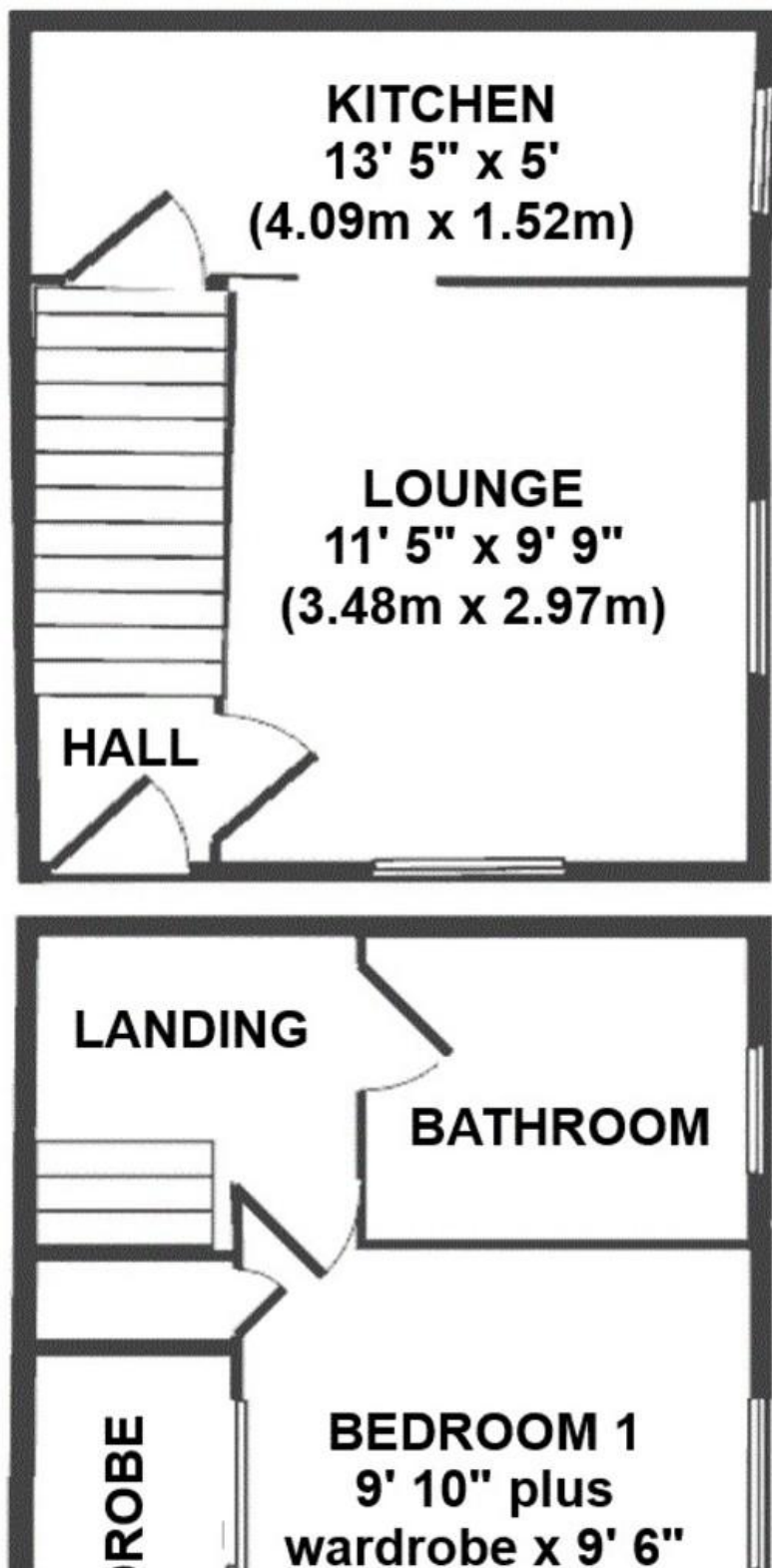
The Property

This well presented one bedroom home is ideal for a first time purchaser or buy to let investor and is situated in a popular residential location. Within Creekmoor there are a number of local amenities including doctors, dentist, public house and some shops. There are also pleasant walks around Creekmoor Ponds and easy access to Upton Country Park.

A paved pathway leads to a covered entrance canopy and the UPVC double glazed front door leads to an entrance hall. The lounge has dual aspect windows and leads to the galley style kitchen with a range of units with integrated oven, hob and extractor

fan and a window overlooking the garden. A staircase leads from the hallway to the first floor landing where there is access to the loft space and the bedroom, which as with the lounge, enjoys a dual aspect. The bedroom has a storage cupboard and floor to ceiling mirror fronted wardrobes and there is a combination boiler serving the heating and domestic hot water supply. The bathroom has a modern white suite and window.

Outside the gardens extend to the front and side of the property and have been predominantly laid to lawn and established shrubs, and adjacent to the house is a parking area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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