



HEARNES

WHERE SERVICE COUNTS

**Benmoor Road, Creekmoor
Poole, Dorset, BH17 7DS**

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Freehold Price £260,000

An immaculate and spacious 2 double bedroom, 2 reception room, mid terraced house with a lovely 100ft garden. The lounge, dining room and bedrooms have been recently decorated and carpets were fitted less than a year ago. This lovely home is set in a cul-de-sac location within 200 metres of local shops. The property also benefits from a block paved drive with off road parking for 2 cars and a generous decked area in the garden with uplighters, ideal for outside dining.

- An immaculately presented 2 double bedroom mid terraced house with 2 reception rooms
- Recently decorated lounge with a superb stone feature wall, an open fireplace and large bay window
- Bedroom 1 includes four built-in wardrobes and two large double glazed windows which allow in plenty of light
- Kitchen includes a good range of units with complimentary worktop, integrated double oven, gas hob, chimney style hood and a breakfast bar
- Contemporary bathroom with period style sanitary ware and a rolltop bath with electric shower
- Ground floor cloakroom
- Double glazed entrance porch
- Block paved driveway providing parking for 2 cars
- Gas central heating & double glazing

Located just over ½ a mile away is Creekmoor Community Centre, the local Church and Co-op. Tower Park entertainment complex is within 3 miles and offers a wide range of retail outlets, Tesco, Pure Gym, Cineworld, Hollywood Bowl and a variety of eateries. Poole Town Centre is within 3 miles with a wide array of restaurants, cafes and shops and a little further on is the famous Poole Harbour offering excursions and boat trips around Brownsea Island, as well as Poole Park offering an array of entertainment for all the community.

COUNCIL TAX BAND: C

EPC RATING: D

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.





GROUND FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

