

EDWARDS
ESTATE AGENTS



PRIMROSE GARDENS
POOLE, BH17 7BG



GUIDE PRICE £220,000

- NO FORWARD CHAIN
- IDEAL FIRST TIME BUYER/BUY TO LET
- CLUSTER HOUSE
- POPULAR LOCATION
- 1 BEDROOM
- MODERN GROUND FLOOR SHOWER ROOM
- GENEROUS PRIVATE REAR GARDEN
- POND & SHED
- ALLOCATED OFF ROAD PARKING SPACE

NO FORWARD CHAIN! - Located in the popular area of Creekmoor, this unique CLUSTER HOUSE presents an excellent opportunity for FIRST-TIME BUYERS/BUY TO LET. WITH NO FORWARD CHAIN, you can move in without delay and start enjoying your new home right away.



The property boasts a well-designed layout, featuring a welcoming entrance hall that leads to a spacious ground floor bedroom. The modern ground floor shower room is fully tiled and includes a corner shower cubicle, pedestal wash hand basin, and low-level WC, providing a functional space.

On the first floor, the kitchen is equipped with a range of eye-level and base units, complete with a four-ring gas hob, integrated oven and grill, and ample space for a washing machine and fridge/freezer (the washing machine and fridge/freezer can be included at no additional cost if required). This area is perfect for casual dining, with room for a small table and chairs.

The house comprises one generously sized bedroom, which benefits from built-in storage cupboards/wardrobe, ensuring that space is maximised.

Outside, the property features a generous private rear garden that is predominantly laid to lawn, bordered by shingle and shrubbery. The garden is fully enclosed with timber fence panels and higher hedging, ensuring a good degree of privacy. A pond adds a touch of charm, while a shed provides additional storage.

For your convenience, there is one allocated off-road parking space. This unique home is a perfect starter home and viewing is highly recommended.

Additional Information

Energy Performance Rating: C

Council Tax Band: B

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Communal Parking 1 allocated parking space

Utilities: Mains electricity, mains gas, mains water

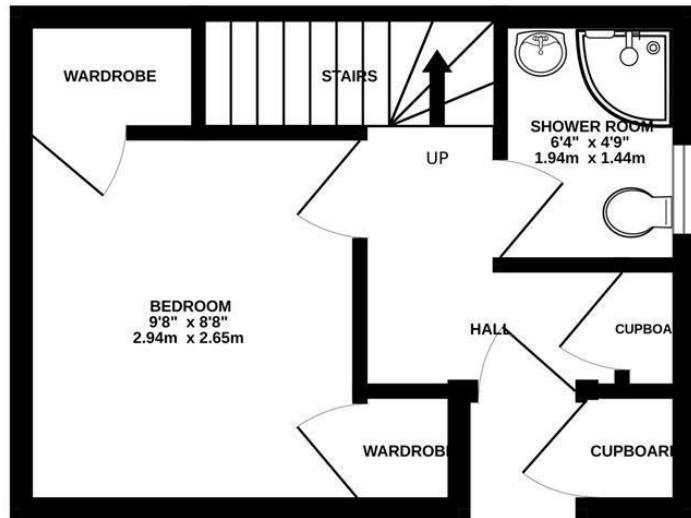
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (38.9 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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Ferndown Office

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