



## 8 Blackbird Close, Creekmoor, Poole BH17 7YA

A well presented and maintained three bedroom semi-detached home situated in a popular residential location close to excellent walking over Upton Heath and Upton Country Park.

**EPC: C Council Tax Band: C Price: £335,000 Freehold**











## Key Features

- WELL PRESENTED THREE BEDROM SEMI
- LOUNGE/DINER
- FITTED KITCHEN
- CONSERVATORY
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- GAS FIRED CENTRAL HEATING WITH MODERN BOILER
- UPVC DOUBLE GLAZING, SOFFITS & FASCIAS
- BLOCK PAVED DRIVEWAY
- INTEGRAL GARAGE
- CLOSE TO UPTON COUNTRY PARK

## The Property

The property is situated in a popular residential cul-de-sac and benefits from gas fired heating with radiators and UPVC double glazed windows with UPVC fascias and soffits.

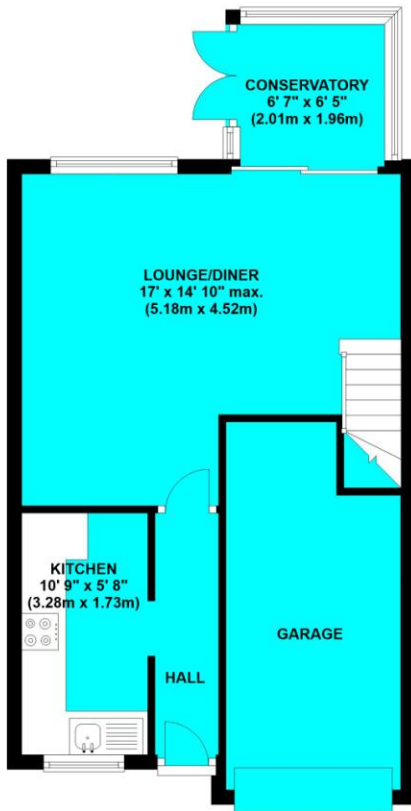
To the ground floor the reception hall has a ceramic tiled floor opening to the kitchen which is fitted with a range of shaker style units, there is then a lounge/dining room with fireplace and gas fire leading to the conservatory overlooking the well kept rear garden. To the first floor there are three generous bedrooms with fitted wardrobes to both the first and second bedroom, and the third bedroom is arranged as an office space with a range of fitted units.

A generous bathroom offers both a bath and fully tiled shower cubicle.

Directly to the front of the property there is a double width block paved driveway leading to the integral garage which, as with a number of neighbouring properties, could be converted to provide further accommodation if required. The rear garden has been neatly arranged with a patio area extending across the width of the property leading to an area of lawn with a garden shed and fully enclosed by timber panelled fencing and enjoying a lightly treed southerly rear aspect.

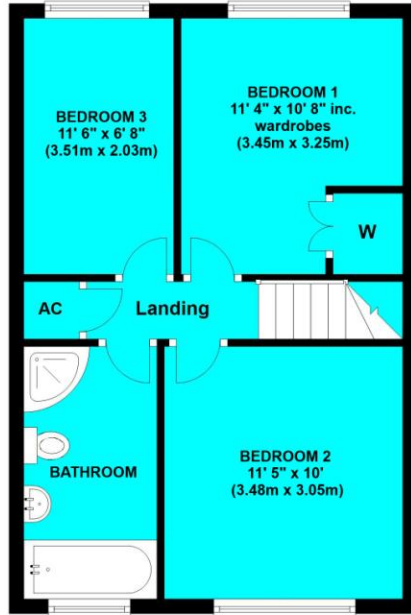
### Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 83.0 sq. metres (893.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-90)                                     | C |                         | 85        |
| (55-68)                                     | D | 69                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                |   |                         |           |

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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