

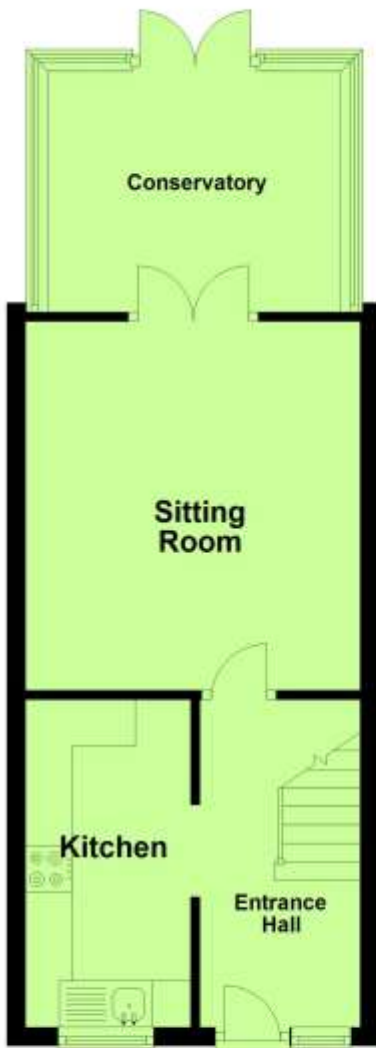
65 Goldfinch Road
Creekmoor
Poole BH17 7TA

Price **£280,000** Freehold



AN IMMACULATE TWO DOUBLE BEDROOM
TERRACED HOUSE SITUATED IN A QUIET
AND POPULAR RESIDENTIAL LOCATION
BENEFITTING FROM MODERN FITTED
KITCHEN AND SHOWER ROOM, CONSERVATORY,
GOOD SIZE REAR GARDEN AND DRIVEWAY.

Ground Floor
Approx. 35.9 sq. metres (386.9 sq. feet)



First Floor
Approx. 27.4 sq. metres (295.3 sq. feet)



Total area: approx. 63.4 sq. metres (682.2 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.

*** ENTRANCE HALLWAY 12'1" x 5'8" (3.69m x 1.77m)**

*** KITCHEN 11'6" x 5'9" (3.54m x 1.8m)**

*** SITTING ROOM 13'6" x 11'8" (4.15m x 3.6m)**

*** CONSERVATORY 11'4" x 10'8" (3.48m x 3.29m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 10'1" TO WARDROBE FRONT x 8'5" (3.08m x 2.59m)**

*** BEDROOM TWO 11'8" (MAXIMUM) x 9'4" (3.6m x 2.87m)**

*** SHOWER ROOM 6'1" x 5'8" (1.86m x 1.77m)**

*** REAR GARDEN**

*** OFF ROAD PARKING**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which has frosted window to front aspect, telephone point, cupboard housing fuses and stairs rising to the first floor. The modern fitted kitchen has window to front aspect, wall mounted 'Worcester' boiler, range of wall and floor mounted cupboards, work surfaces over, single sink with mixer tap, nest of three drawers and integrated appliances to include dishwasher, washing machine, wine cooler, fridge, freezer, microwave, oven, four ring hob and extractor fan over. The spacious sitting room has TV point and double opening doors leading through to the light and airy conservatory which in turn has double opening doors leading to the rear garden.

The first floor landing has loft access via a hatch. Bedroom one has window to rear aspect with pleasant views over the rear garden and benefits from fitted wardrobes with sliding doors. Bedroom two has window to front aspect and benefits from a built in storage cupboard. The modern fitted shower room has part tiled walls, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap, low level flush WC and walk in shower cubicle with shower.

To the front of the property, a tarmac driveway provides off road parking. The good size rear garden has a patio running adjacent to the property providing a seating area in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Hardstanding for shed. Gate giving access to the rear.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the first exit left along Broadstone Way. Take the first turning right into Beechbank Avenue and follow the road round into Longmeadow Lane. Take the second turning on the left into Woodpecker Drive and Goldfinch Road is the second turning on the left hand side.

COUNCIL TAX: Band C BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1726