

68 Chaffinch Close  
Creekmoor  
Poole BH17 7UR

Price **£365,000** Freehold

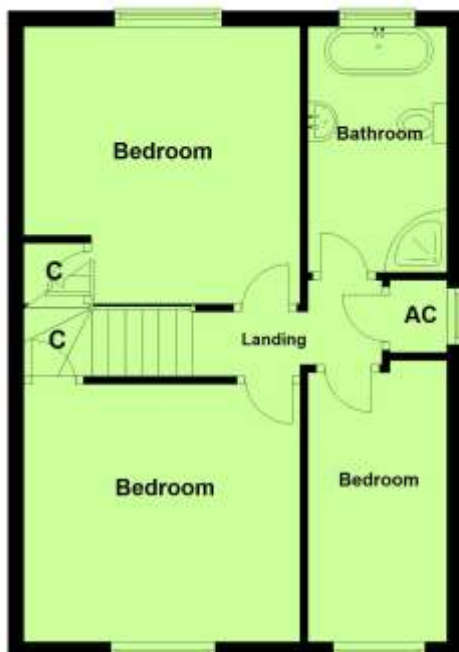


A SUPERBLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION. OFFERED TO THE OPEN MARKET WITH NO FORWARD CHAIN.



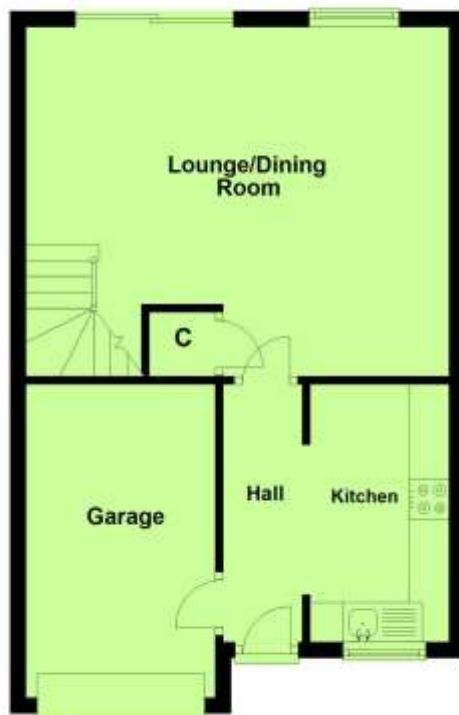
### First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



### Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Total area: approx. 88.2 sq. metres (949.4 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 11'4" x 3' (3.47m x 0.91m)**
  
- \* KITCHEN 10'7" x 5'8" (3.26m x 1.76m)**
  
- \* LOUNGE/DINING ROOM 17'6" (MAXIMUM) x 14'5" (MAXIMUM)  
(5.36m x 4.42m)**
  
- \* STAIRS RISING TO FIRST FLOOR**
  
- \* BEDROOM ONE 11'7" x 11'1" (3.56m x 3.38m)**
  
- \* BEDROOM TWO 11'2" x 10'4" (3.41m x 3.17m)**
  
- \* BEDROOM THREE 11'7" x 6'1" (3.56m x 1.86m)**
  
- \* FAMILY BATHROOM 10'2" x 6'1" (3.1m x 1.86m)**
  
- \* FRONT AND REAR GARDENS**
  
- \* OFF ROAD PARKING**
  
- \* SINGLE GARAGE**
  
- \* UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The UPVC double glazed frosted front door leads into the entrance hallway which has access into the single garage. The modern fitted kitchen has window to front aspect, range of wall and floor mounted cupboards, wall mounted boiler, nest of four drawers, work surfaces over, single sink with drainer and mixer tap, space and plumbing for slimline dishwasher and washing machine and integrated appliances to include fridge, oven, four ring gas hob and extractor fan over. The light and airy lounge/dining room has window to rear aspect, sliding patio doors leading to the rear garden, sizeable understairs storage cupboard and TV point.

Stairs rise to the first floor landing which has loft access via a hatch and airing cupboard with window to side aspect, slatted shelving and hot water tank. Bedroom one has window to front aspect, TV point and built in storage cupboard. Bedroom two has window to rear aspect with pleasant views over the rear garden, TV point and built in storage cupboard. Bedroom three has window to front aspect. The family bathroom has frosted window to rear aspect, towel ladder radiator, part tiled walls, vanity unit with inset wash hand basin and mixer tap, low level flush WC, shower cubicle with shower and roll top bath with mixer tap.

To the front is a small area laid to lawn and a tarmac driveway providing off road parking in turn leading to the single garage which has up and over door, light, power, space and plumbing for washing machine and access into the hallway. The secluded rear garden has a patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence borders. Hard standing for shed. Access along the side in turn leads to the front.





**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 at the mini roundabout continue straight across taking the first left hand turning into Chaffinch Close.

**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: R1752**