

28 Chaffinch Close, Poole, BH17 7UR

**£277,500
Freehold**



A seldom available opportunity to acquire a two bedroom house found in this most sought after cul-de-sac, approximately one mile from Broadstone. The property offers entrance hall, excellent lounge/dining room, conservatory, fitted kitchen, two bedrooms, well appointed shower room, whilst further features include gas fired central heating, UPVC double glazed windows and doors, south facing rear garden and a garage situated in a block close by. Offered for sale with No Forward Chain, this is an exciting opportunity for the first time buyer or mature downsizer. Key with vendor's Sole Agents for early viewing!

COVERED PORCH Outside store, UPVC double glazed front door leads to:

ENTRANCE HALL Radiator

LOUNGE/DINING ROOM 14' 10" x 12' 4" (4.52m x 3.76m) Radiator, power points, TV point, Purbeck stone feature fireplace, useful understairs area, sliding double glazed patio door leads out to:

CONSERVATORY 9' 10" x 7' 8" (3m x 2.34m) Of UPVC construction with double glazed windows and a polycarbonate roof, French doors lead out to the south facing rear garden

KITCHEN 8' x 6' 2" (2.44m x 1.88m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset stainless steel single bowl sink unit, plumbing and space for a washing machine, fitted electric oven with hob, space for fridge and freezer, wall mounted Worcester gas boiler, window to front elevation

FIRST FLOOR LANDING Airing cupboard housing pre-lagged hot water tank and fitted linen shelving, access to loft space

BEDROOM 1 11' 6" x 9' max. inc. fitted furniture (3.51m x 2.74m) Radiator, range of fitted furniture to include wardrobes, chest of drawers, adjacent cupboards, further recessed storage area, window to front elevation

BEDROOM 2 11' 6" x 6' (3.51m x 1.83m) Radiator, window overlooking rear garden

WELL APPOINTED SHOWER ROOM Suite comprising walk in shower with wall mounted Triton electric shower, wash hand basin with vanity unit, close coupled WC, tiled walls, radiator, wall mounted medicine cabinet with mirrored doors, window to rear elevation

OUTSIDE - FRONT Small area of front garden bordered by picket fencing. This area is gravelled for ease of maintenance.

OUTSIDE - REAR The property benefits from a south facing rear garden which has a level lawned area together with a decked area suitable for entertaining. There are a range of flowering shrub borders, the garden being enclosed by timber panelled fencing and there is a secure personal gate to the rear boundary which provides access to the GARAGE situated in a block close by.



COUNCIL TAX BAND 'B' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 15365



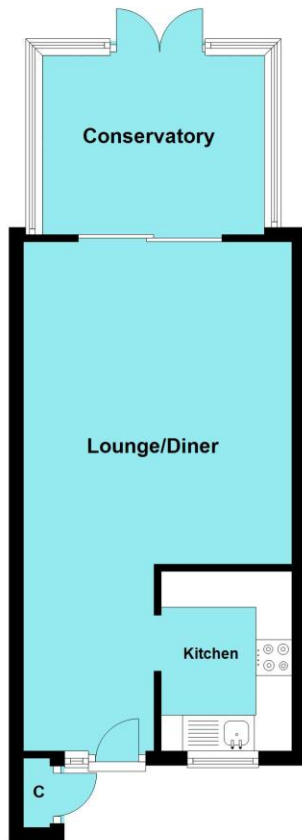
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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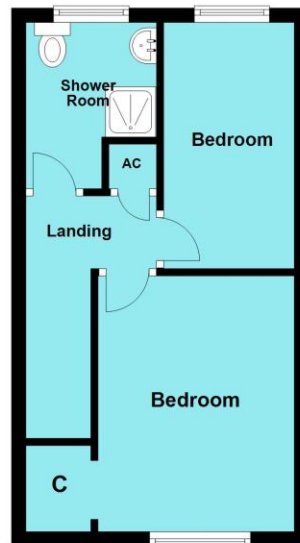
Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



Total area: approx. 61.4 sq. metres (660.9 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.

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