

**11 Bullfinch Close, Creekmoor,
Poole, BH17 7UP**

**£307,500
Freehold**



Set in a most sought after cul-de-sac on the higher reaches of Creekmoor adjacent to Broadstone, here is an opportunity to acquire a two double bedroom semi-detached home with excellent accommodation to include living room, kitchen, dining/family room, two double bedrooms, bathroom, double glazing, garage and gas fired central heating. The property would benefit from a degree of cosmetic updating and offers a south westerly facing rear garden. Offered for sale with no forward chain, early viewing is recommended!

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL Door to:

LIVING ROOM 16' 2" x 12' 8" inc. understairs (4.93m x 3.86m) Power points, TV point, Karndean flooring, integrated gas fire, bow window to front elevation

KITCHEN 12' 6" x 9' 10" (3.81m x 3m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset stainless steel one and a half bowl sink unit, plumbing and space for a washing machine, fitted gas cooker, space for a fridge and freezer, double glazed doors lead into:

DINING/FAMILY ROOM 12' x 9' (3.66m x 2.74m) Light and power, window overlooking rear garden, internal door to the garage, double glazed French doors lead out to the garden

FIRST FLOOR LANDING Access to loft space

BEDROOM 1 12' 6" x 9' 6" (3.81m x 2.9m) Window overlooking rear garden and protected woodland beyond through which is a distant view across to the Isle of Purbeck at certain times of the year

BEDROOM 2 12' 6" x 8' 2" (3.81m x 2.49m) Window to front elevation

BATHROOM Suite comprising of panelled bath with mixer taps, wall mounted Triton electric shower, close couple WC, pedestal wash hand basin, part tiled walls, heated towel rail, built in cupboard, window to side elevation

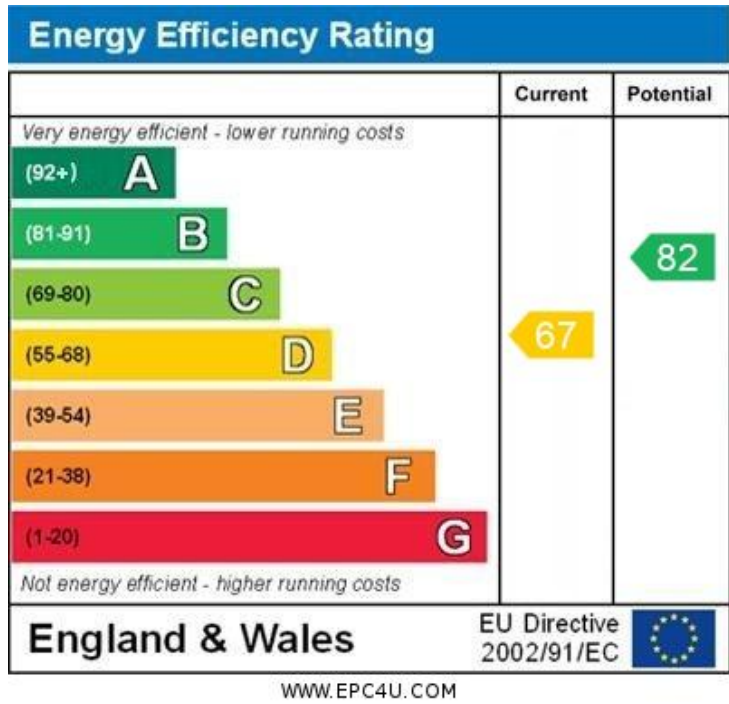
OUTSIDE - FRONT The front garden is open plan with a small lawned area. A driveway leads to the **ATTACHED GARAGE** with up and over door together with power and light, measuring approximately 17' x 8' 4" with a pitched tiled roof providing useful overhead storage, cupboard housing Glow Worm gas boiler

OUTSIDE - REAR The property benefits from a south westerly facing rear garden which comprises split level patio areas bordered by timber panelled fencing and a selection of specimen trees. Timber garden store, personal side door, outside tap.

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

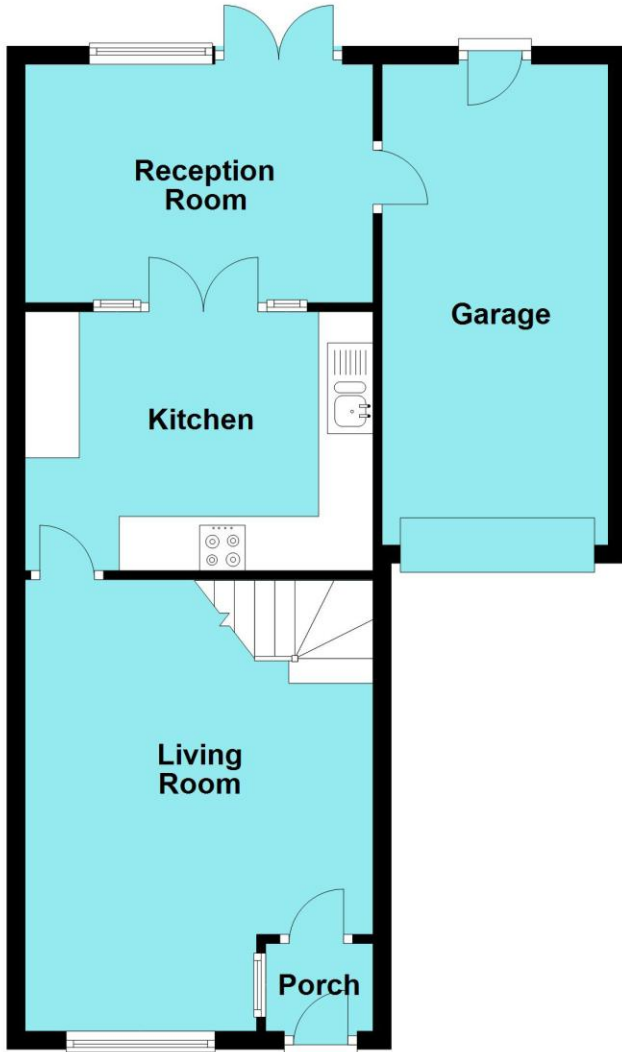


Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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: 15325**



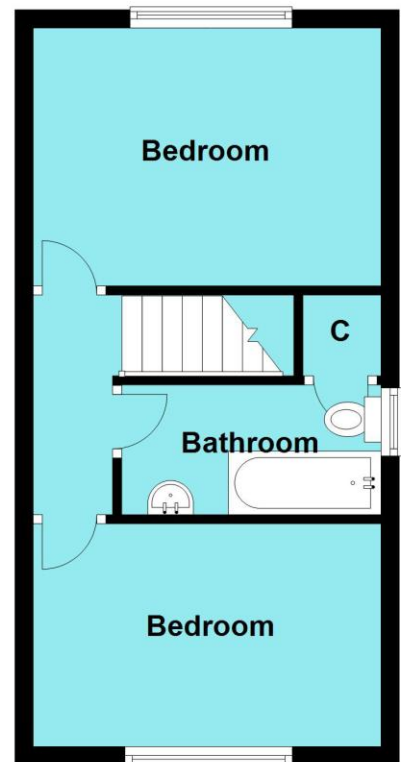
Ground Floor

Approx. 54.5 sq. metres (586.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.0 sq. feet)



Total area: approx. 84.7 sq. metres (912.1 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.

Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk