

**46 Chaffinch Close, Creekmoor,
Poole, BH17 7UR**

**£275,000
Freehold**



Situated in this popular cul-de-sac is this two bedroom home benefitting from gas fired central heating, UPVC double glazing and a garage. The house is conveniently situated between Broadstone and Poole and the centre of Broadstone can be easily accessed by car or bus or along the Trailway. Within Creekmoor there are a number of local amenities and excellent walking over Upton Heath and the nearby Upton Country Park.

ENTRANCE PORCH With storage cupboard housing the Glow Worm boiler serving the heating and domestic hot water supply, UPVC double glazed door with adjoining side screen leads to:

OPEN PLAN ENTRANCE HALL / LOUNGE / DINING ROOM 14' 6" min. x 12' 3" (4.42m x 3.73m) Coved ceiling, two radiators, wall mounted heating thermostat control, wood effect laminate flooring, TV aerial connection, understairs storage cupboard, window and UPVC double glazed door leading to the rear garden

KITCHEN 8' 1" x 5' 9" (2.46m x 1.75m) A range of Shaker style units comprising of single bowl single drainer sink unit with wood effect work top surfaces with base storage cupboards and drawers below with integrated slimline dishwasher and space and plumbing available for an automatic washing machine, range of eye level wall mounted units, space for cooker with extractor canopy above, space for upright fridge/freezer, coved ceiling, partly tiled walls, window to front aspect

STAIRCASE LEADS TO:

FIRST FLOOR LANDING Coved ceiling, airing cupboard housing the pre-insulated hot water cylinder with fitted immersion and slatted shelving over, loft hatch gives access to the roof space

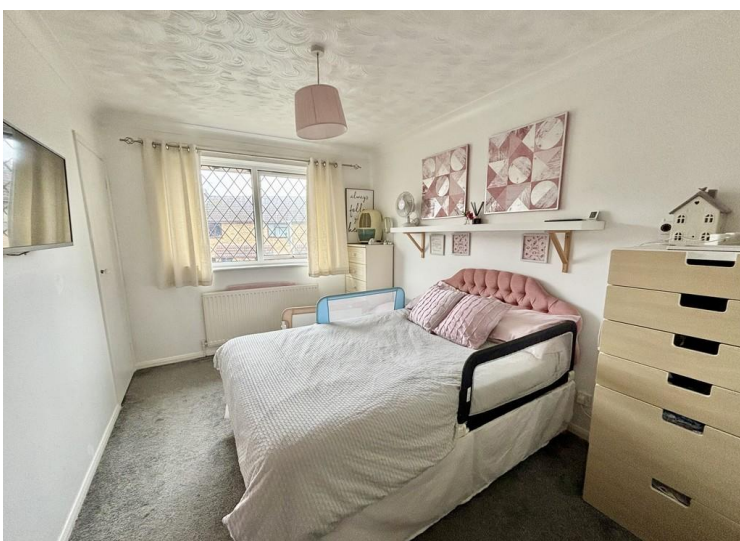
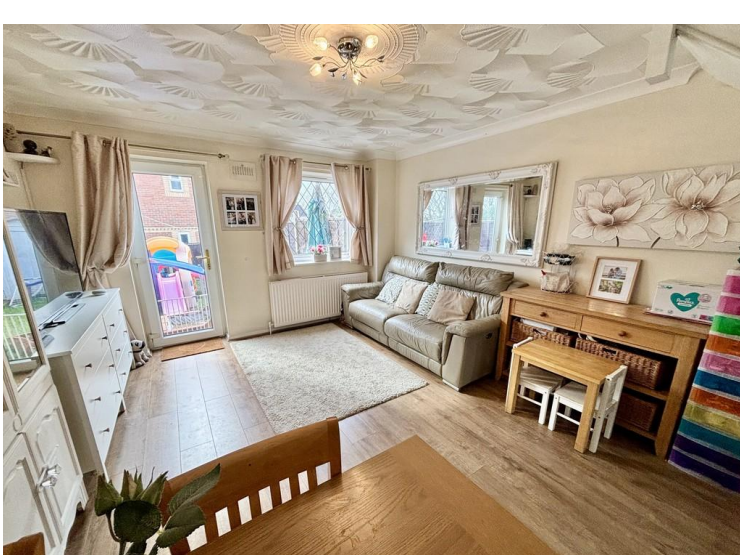
BEDROOM 1 12' 1" x 9' (3.68m x 2.74m) Coved ceiling, radiator, window to front aspect, deep wardrobe cupboard with hanging rail

BEDROOM 2 10' 9" x 5' 10" (3.28m x 1.78m) Coved ceiling, radiator, window overlooking the rear garden

BATHROOM White suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower, pedestal wash hand basin, WC, coved ceiling, fully tiled walls, radiator, window

OUTSIDE - FRONT A paved pathway leads to the front door and the garden has been predominantly laid to gravel for reduced maintenance with shrubs to the front border. There is then an area of paving around the front door with a gate and trellis fence

OUTSIDE - REAR Directly to the rear of the house is a paved patio area which then leads to an area of lawn and to the end of the garden a timber built shed. The rear garden is fully enclosed by timber panelled fencing and a gate gives rear access. In a nearby block the property also benefits from a SINGLE GARAGE.




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.

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Ref: 15515



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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