

193 Goldfinch Road
Creekmoor
Poole BH17 7TB

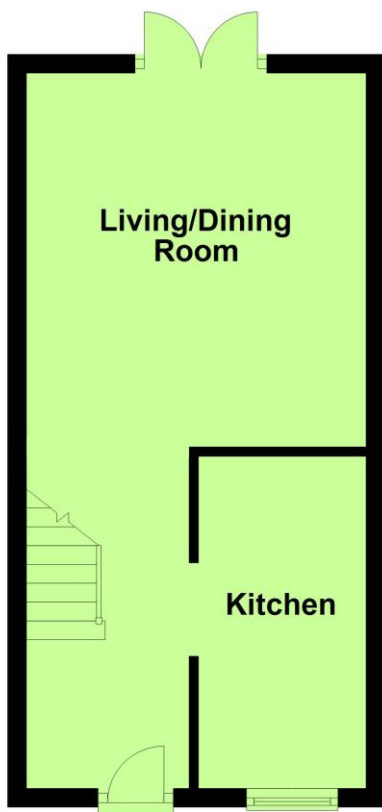
Price **£269,950** Freehold



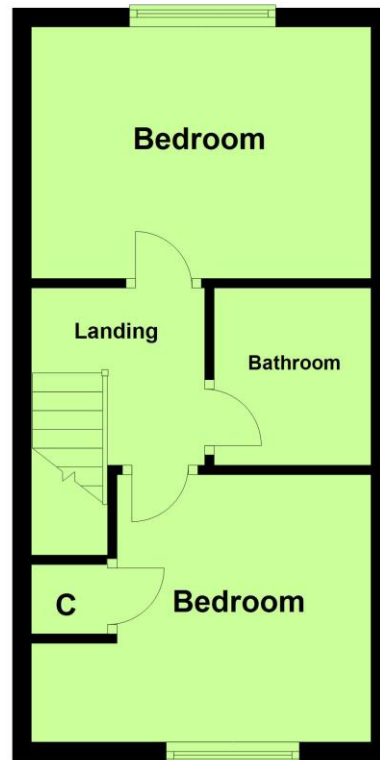
A WELL PRESENTED TWO BEDROOM
TERRACED PROPERTY SET IN A QUIET
AND POPULAR RESIDENTIAL LOCATION
AND OFFERED FOR SALE WITH NO CHAIN.



Ground Floor



First Floor



Total area: approx. 54.9 sq. metres (590.5 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**

*** KITCHEN 11' 4" X 5' 8" (3.47m x 1.76m)**

*** LIVING/DINING ROOM 12' 9" X 11' 5" (3.93m x 3.50m)**

*** STAIRS TO FIRST FLOOR**

*** BEDROOM ONE 11' 7" X 8' 9" (3.56m x 2.71m)**

*** BEDROOM TWO 11' 7" MAX X 9' 1" (3.56m x 2.77m)**

*** FAMILY BATHROOM 6' 3" X 5' 4" (1.92m x 1.64m)**

*** FRONT AND REAR GARDENS**

*** ALLOCATED PARKING SPACE**

*** DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**

*** NO FORWARD CHAIN**







ABOUT THIS PROPERTY

UPVC obscured glazed front door leads to the entrance hallway which has an archway through to the kitchen comprising a range of wall mounted and base storage cupboards and drawers, four ring burner gas hob with integrated oven beneath and extractor fan above, space and plumbing for washing machine and dishwasher, single bowl single drainer stainless steel sink unit with mixer tap, space for upright fridge/freezer, tiled floor and window to front aspect. The living/dining room features spotlighting and double glazed door leading out to the rear garden.

Stairs lead from the entrance hallway to the first floor landing which has access to loft space and spotlighting. Bedroom one is to the rear of the property with spotlighting and window overlooking the rear garden. Bedroom two benefits from built in cupboard housing the 'Glow Worm' gas fired central heating boiler, spotlighting and window to front aspect. The family bathroom comprises a white suite with panel enclosed bath and mixer tap with overhead dual action showers plus shower screen, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, wall mounted mirrored medicine cabinet, spotlighting and tiled walls.

Outside, the front of the property is mainly laid to lawn with shrub border and pathway to the front door. The rear garden is also mainly laid to lawn with shrub and herbaceous borders. Timber gate to rear and timber shed.

DIRECTIONS:

From Broadstone Centre proceed to the main Broadstone roundabout, take the first exit into Broadstone Way and then take the first turning right into Beechbank Avenue. Continue all the way along Beechbank Avenue until Longmeadow Lane merges from the left. Once on Longmeadow Lane take the second turning left into Woodpecker Drive followed by the second left hand turning into Goldfinch Road.

COUNCIL TAX: Band C. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: 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: R1901