



46 Chaffinch Close, Creekmoor, Poole, BH17 7UR

£265,000

- Two Bedrooms
- Lounge/Dining Room
- Garage in a Block
- Ideal FTB or BTL
- UPVC Double Glazing
- Terraced House
- Enclosed Garden
- Cul-de-Sac Location
- Gas Central Heating
- Vendor Suited!

46 Chaffinch Close, Poole BH17 7UR

VENDOR SUITED! A well presented, terraced house situated in a quiet residential cul-de-sac. Benefitting from a garage in a block and an enclosed rear garden.



Council Tax Band: B



Chaffinch Close

The property briefly comprises: two bedrooms (one double, one single), good sized lounge/dining room, kitchen and main bathroom.

Further benefits include an enclosed rear garden with patio area, garage in a block, gas central heating and UPVC double glazing.

Positioned within easy reach of favoured local amenities, we are anticipating high levels of interest and believe the property would make an ideal FTB or BTL. To arrange, or for more information, please call our Upton branch at your earliest convenience!

Lounge/Dining Room

14'06" x 12'03" (4.42m x 3.73m)

Kitchen

8'01" x 5'09" (2.46m x 1.75m)

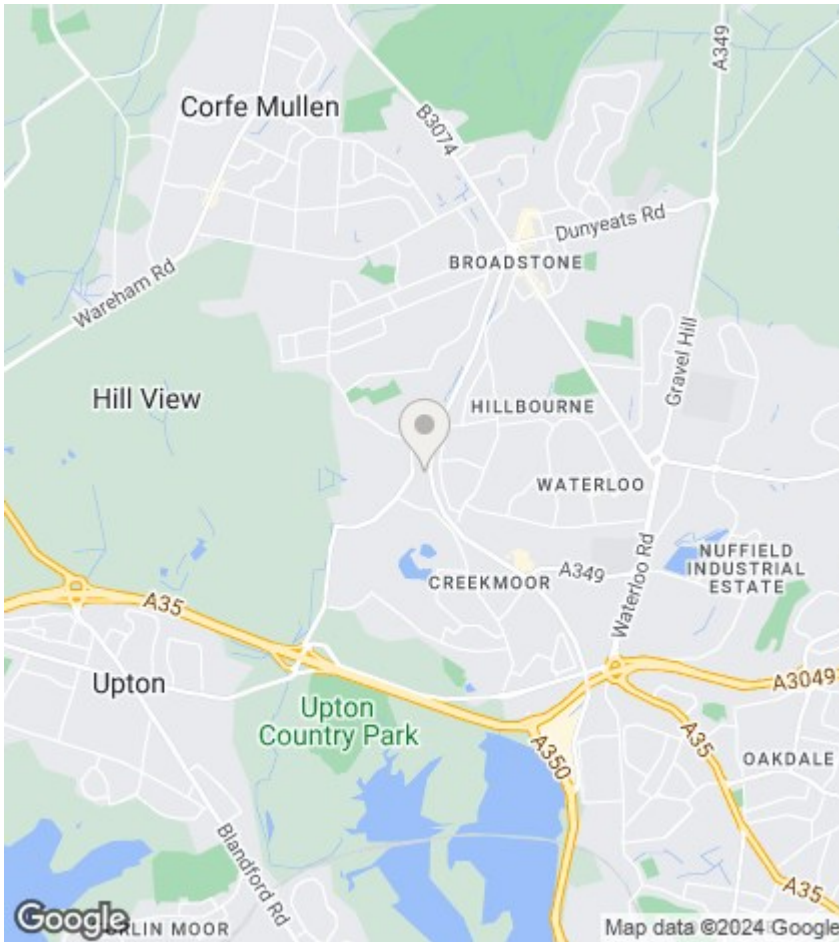
Bedroom One

12'01" x 9'00" (3.68m x 2.74m)

Bedroom Two

10'09" x 5'10" (3.28m x 1.78m)

Bathroom



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C

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

Ground Floor



First Floor

