



7 Goldfinch Road, Poole BH17 7TA

A well maintained two bedroomed town house found on this ever popular development. Offered for sale with no forward chain, in ready to move in condition. Ideal first time buy.

EPC: 69 Council Tax Band: C Price: £265,000 Freehold







Key Features

- ENTRANCE VESTIBULE
- LOUNGE / DINING ROOM
- KITCHEN / BREAKFAST ROOM
- TWO BEDROOMS
- BATHROOM
- GAS FIRED CENTRAL HEATING AND UPVFC DOUBLE GLAZED WINDOWS
- ENCLOSED SOUTH WESTERLY FACING REAR GARDEN
- EARLY VIEWING RECOMMENDED

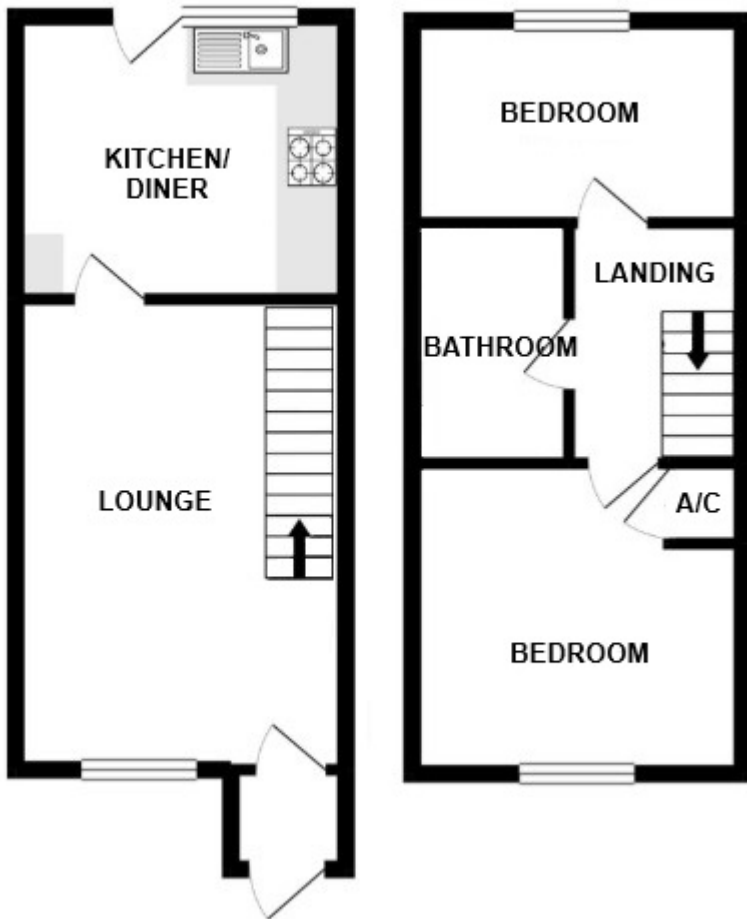
The Property

Welcome to the ideal starter home!

The property can be found on a continually popular development within easy reach of Broadstone, Poole and surrounding area. A front door leads into an entrance vestibule which in turn continues to the lounge/dining room, from where stairs lead to the first floor. A well fitted kitchen/breakfast room overlooks the enclosed rear garden.

Once on the first floor, there are two bedrooms together with a bathroom. The gas boiler can be found in the kitchen. The present owners have enlarged the south westerly facing rear garden by removing the parking space and have also made the garden free of maintenance.

Offered for sale with no forward chain.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | 93 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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 | |

WWW.EPC4U.COM

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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