



26 Chaffinch Close, Creekmoor, Poole BH17 7UR

An excellently presented, two bedroom home, situated in this popular residential cul-de-sac on the edge of Creekmoor and within walking distance along the Trailway to the centre of Broadstone and Upton Country Park.

EPC: 71 Council Tax Band: B Price: £275,000 Freehold

 **2**  **1**  **1**





Key Features

- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GARAGE
- RE-FITTED CONTEMPORARY KITCHEN
- RECENTLY RE-FITTED BATHROOM
- EXCELLENT DECORATIVE ORDER
- CONSERVATORY CREATING DINING/WORK SPACE
- LOW MAINTENANCE FRONT & REAR GARDENS
- SOUTH FACING REAR GARDEN

The Property

Situated in this cul-de-sac location is this very well presented two bedroom home. Within walking distance of the house there are a number of local amenities and the Trailway giving access to the centre of Broadstone and also Upton Heath and Country Park. The larger centres of Broadstone and Poole can be easily reached by car, bus or cycle route.

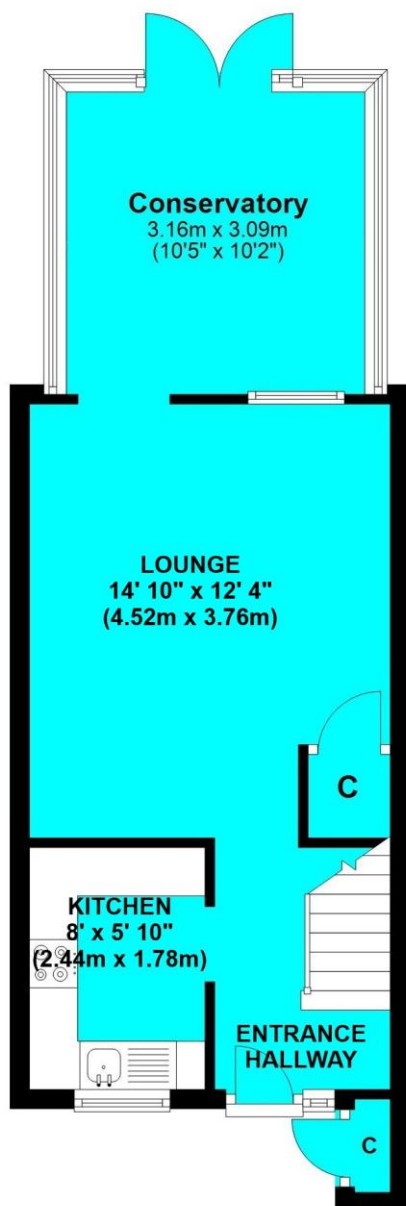
The property has been excellently presented by the current owners. An entrance area opens to the lounge, which in turn opens through to a conservatory built with a brick plinth and then UPVC

double glazed casements. This room forms a dining/study area and opens to the rear garden. There is a modern fitted contemporary kitchen, and to the first floor landing two bedrooms and a recently re-fitted bathroom.

The front garden has been arranged for ease of maintenance as has the back garden, which has been predominantly paved and enclosed by timber panelled fencing and has a gate accessing a pathway to the garage located in a nearby block.

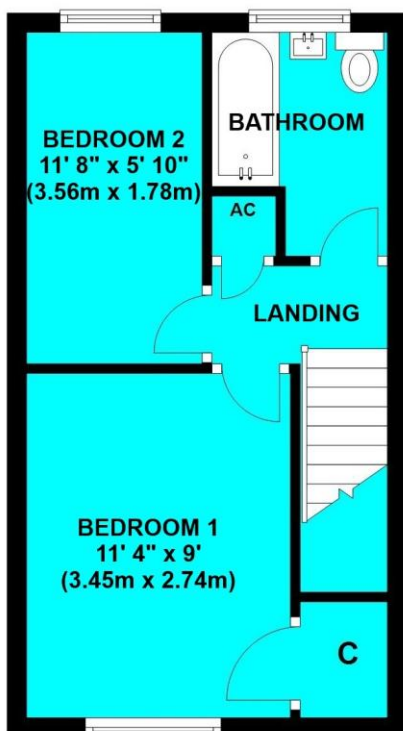
Ground Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



Total area: approx. 61.4 sq. metres (660.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	
	71	76

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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