

73 Goldfinch Road  
Creekmoor  
Poole BH17 7TA

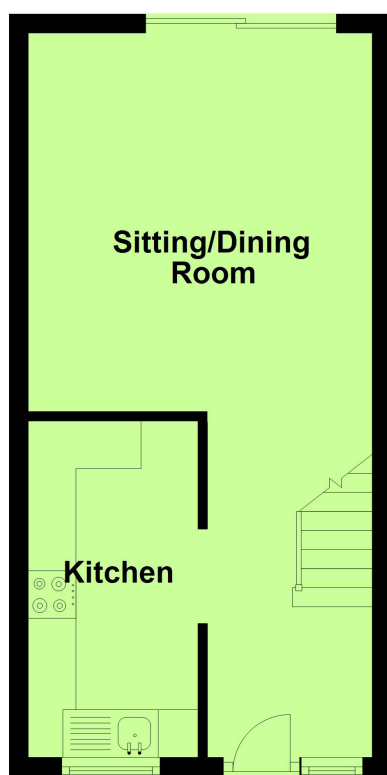
Price **£257,950** Freehold



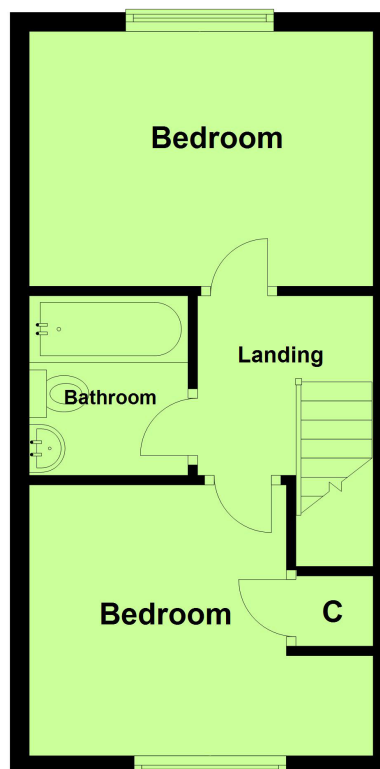
A TWO BEDROOM TERRACED PROPERTY  
SET IN A POPULAR RESIDENTIAL CUL-DE-SAC  
LOCATION BENEFITTING FROM NO FORWARD  
CHAIN. IDEAL BUY TO LET OR FIRST TIME BUY.



**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 5'7" (3.47m x 1.74m)**
  
- \* LOUNGE 13'2" x 11'8" (4.02m x 3.6m)**
  
- \* BEDROOM ONE 11'8" x 9' (3.6m x 2.74m)**
  
- \* BEDROOM TWO 8'5" extending to 11'8" x 9'3" (2.59m x 3.6m x 2.83m)**
  
- \* BATHROOM 6'1" x 5'6" max (1.86m x 1.71m)**
  
  
- \* LOW MAINTENANCE REAR GARDEN**
  
  
- \* POTENTIAL FOR OFF ROAD PARKING**
  
  
  
- \* GAS FIRED CENTRAL HEATING**
  
  
  
- \* UPVC DOUBLE GLAZED**
  
  
  
- \* CUL-DE-SAC LOCATION**
  
  
  
- \* NO FORWARD CHAIN**







**ABOUT THIS PROPERTY**

A UPVC double glazed front door leads into the entrance hallway. The kitchen has a range of wall and floor mounted cupboards and drawers, integrated oven with four ring burner electric hob and extractor fan above, single bowl single drainer stainless steel sink unit with twin taps, space and plumbing for washing machine, wall mounted 'Glow Worm' combination gas boiler serving hot water and gas fired central heating, part tiled walls and rolled top working surfaces. The lounge has rear aspect double glazed sliding patio doors leading to the rear garden and understairs storage cupboard.

Stairs lead from the entrance hallway to the first floor landing with access to loft space. Bedroom one is to the rear of the property. Bedroom two is to the front and has a built in cupboard. The bathroom comprises a white suite with pedestal wash hand basin with twin taps, close coupled WC, panel enclosed bath with mixer tap and shower attachment over, part tiled walls, wall mounted mirror fronted medicine cabinet and wall mounted heated towel rail.

Outside, the rear garden is laid to lawn and paved area with a timber shed. There is a rear access gate. (AGENTS NOTE: The property originally had a private parking space to the rear which has now been incorporated into the garden but this could be reinstated). The front of the property is paved for low maintenance.





**DIRECTIONS:**

From Broadstone Centre proceed to the Clarendon Road 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 Council (Poole)

**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: R1849**