

22 Goldfinch Road  
Creekmoor  
Poole BH17 7TD

Price **£235,000** Freehold



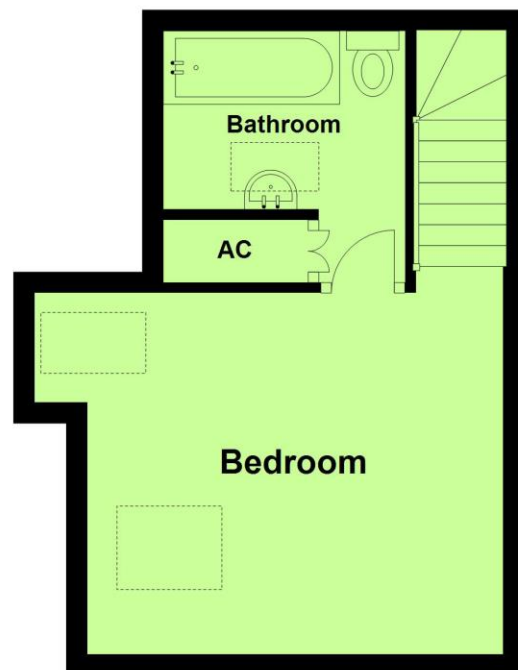
A UNIQUE TWO BEDROOM CLUSTER HOUSE  
SITUATED IN A QUIET AND POPULAR LOCATION  
BENEFITTING FROM A PRIVATE REAR GARDEN,  
ALLOCATED PARKING AND NO FORWARD CHAIN.



Ground Floor



First Floor



Total area: approx. 58.4 sq. metres (628.3 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 5' 9" X 4' 7" (1.79m x 1.43m)**

**\* SITTING ROOM 14' 6" X 10' 5" (4.45m x 3.20m)**

**\* KITCHEN 9' 1" X 8' 7" (2.77m x 2.65m)**

**\* BEDROOM TWO 9' 7" X 8' 2" (2.95 x 2.49m)**

**\* INNER HALLWAY 8' 5" X 5' 6" (2.59m x 1.70m)**

**\* STAIRS RISING TO FIRST FLOOR**

**\* BEDROOM ONE 11' 3" X 10' 4" (3.44m x 3.16m)**

**\* FAMILY BATHROOM 7' 9" X 7' 7" (2.40m x 2.34m)**

**\* FRONT AND REAR GARDENS**

**\* PARKING FOR TWO VEHICLES**

**\* DOUBLE GLAZED**

**\* ELECTRIC HEATING**







**ABOUT THIS PROPERTY**

The UPVC double glazed frosted front door gives access into the entrance hallway which has frosted window to front aspect. The light and airy sitting room has sliding patio doors giving access to the south facing rear garden, TV point and wall mounted electric heater. The kitchen has window to side aspect, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, circular sink with drainer and mixer tap and space for tall fridge/freezer, washing machine and oven. Bedroom two has window to side aspect, wall mounted electric heater and loft access via a hatch. Off the sitting room a timber door leads through to the inner hallway which has understairs storage cupboard and further storage cupboard housing the tumble dryer.

From the inner hallway, stairs lead up to bedroom one which has two 'Velux' windows to side aspect, loft access via a hatch, access to eaves storage and TV point. The family bathroom has 'Velux' window to side aspect, part tiled walls, airing cupboard with hot water tank, low level flush WC, pedestal wash hand basin with hot and cold tap, panel enclosed bath with mixer tap and shower attachment over and part tiled walls.

Via a timber gate gives access to the small front garden which is laid to slabs and shingle with access to the front door. The low maintenance and secluded garden has timber fence and mature shrub borders, tap, hard stand for shed and access down the side via a timber gate leading to the front.





**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:** Band D

**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: R1911**