



57 Goldfinch Road, Creekmoor, Poole, Dorset, BH17 7TA

**Asking Price £310,000**

- Two Double Bedrooms
- Extended Accommodation
- Wrap Around Garden
- Modern Throughout
- Gas Central Heating
- End of Terrace House
- Off-Road Parking
- Entrance Porch
- Cul-de-Sac Location
- Ideal First Time Purchase

# 57 Goldfinch Road, Poole BH17 7TA

A very well presented, extended home in a quiet part of Creekmoor - benefitting from off-road parking & a wrap around garden. In our opinion, an ideal first time buy!



Council Tax Band: C



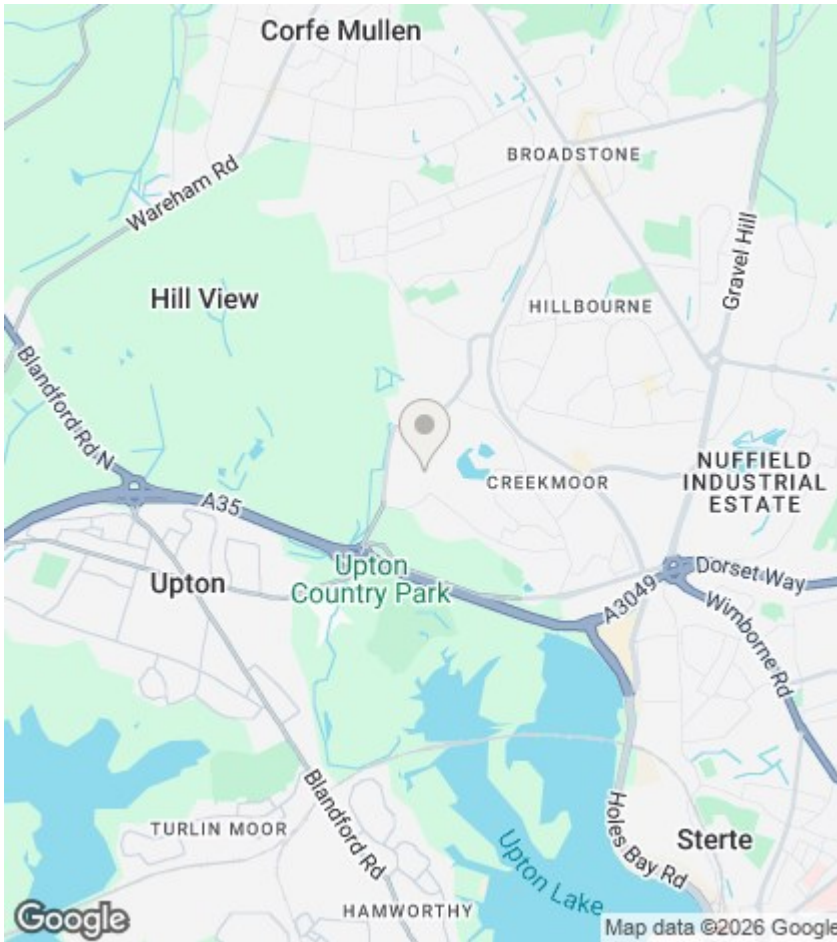
## Goldfinch Road

Having undergone a rear extension, this property offers larger than average living accommodation for the style of home. Briefly, it comprises: two double bedrooms, modern kitchen, living room with extension that's ideal for dining, main bathroom and a useful entrance porch.

The rear garden wraps around the house, which gives a real sense of space when out there. There's a patio area abutting the 'French' doors, the majority is laid to lawn and there's a set of double gates providing access - ideal for those who wish to store a boat or caravan. Further benefits include off-road parking for two cars, gas central heating and UPVC double glazing.

Positioned within a quiet cul-de-sac, this home is ideally located to access the range of available amenities in Creekmoor - whilst Broadstone & Poole are still only a short drive away.

In our opinion, this property would make an ideal first time purchase and internal viewing is encouraged at your earliest convenience in order to appreciate. To arrange, or for more information, please call our Upton Branch.



## 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			90
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Goldfinch Road, Creekmoor

