



185 Goldfinch Road, Creekmoor, Poole BH17 7TB

A rare opportunity to acquire a one double bedroom freehold house with the benefit of an enclosed garden, located on this ever popular development. No Forward Chain.

EPC: TBC **Council Tax Band:** B **Price:** £220,000 Freehold







Key Features

- ONE DOUBLE BEDROOM FREEHOLD HOUSE
- LIVING ROOM
- KITCHEN
- HALF TILED BATHROOM
- VIEWS OVER LIGHTLY WOODEN GREEN SPACE
- ENCLOSED SOUTHERLY GARDEN
- ALLOCATED PARKING SPACE CLOSE BY
- EXCELLENT FIRST TIME / BUY TO LET PROPERTY
- POPULAR LOCATION
- NO FORWARD CHAIN

The Property

Composite front door to entrance vestibule with a cupboard housing the gas and electric meters leads into a pleasant living room which has electric heating and double glazed French doors leading out to the southerly facing enclosed garden. From the living room an archway leads into the kitchen with a range of appliances, although we must mention that the under counter oven does not work. The kitchen overlooks the rear garden.

Open tread staircase leads to the first floor landing where there is an airing cupboard with fitted linen shelving and an access hatch to the loft area.

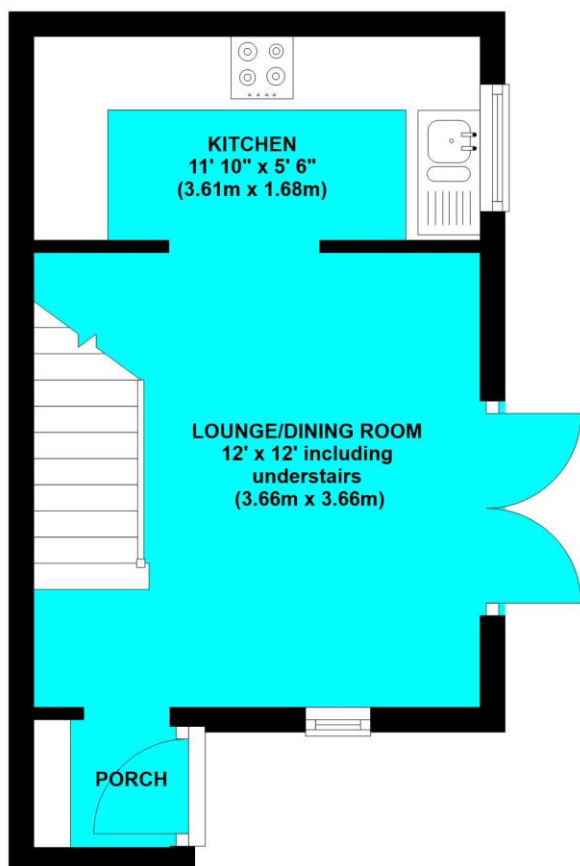
Excellent double bedroom with wardrobe recess and a view over the rear garden, together with an area of lightly wooded open green space and pathway suitable for dog walking etc. Half tiled bathroom with over bath shower supplied by mixer taps.

Externally, there is an enclosed southerly facing garden, together with one allocated parking space situated close by.

An excellent opportunity for the first time buyer or buy to let investor, we recommend early viewing.

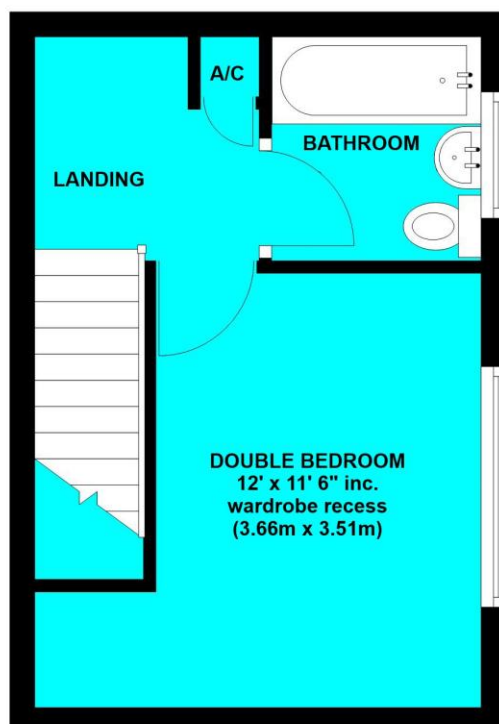
Ground Floor

Approx. 20.6 sq. metres (221.3 sq. feet)



First Floor

Approx. 19.3 sq. metres (208.1 sq. feet)



Total area: approx. 39.9 sq. metres (429.3 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 and 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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