



## 95 Goldfinch Road, Creekmoor, Poole BH17 7TA

Come and view this well presented, two double bedroom starter home found on this ever popular development. Good size westerly facing garden and offered for sale with No Forward Chain.

**EPC:** TBC **Council Tax Band:** C **Price:** £265,000 Freehold







## Key Features

- TWO DOUBLE BEDROOMS
- WEST FACING GARDEN
- LOUNGE/DINING ROOM
- ONE PARKING SPACE
- KITCHEN
- POPULAR CUL DE SAC LOCATION
- WELL APPOINTED BATHROOM
- WELL PRESENTED
- DOUBLE GLAZING
- NO FORWARD CHAIN

## The Property

Constructed in the 1980s by a well known national house builder, here is an opportunity to acquire a well presented two bedroom home found on this ever popular development, within easy reach of Upton, Poole and Broadstone. From a canopied entrance porch, there is a hardwood front door leading into an open plan hallway. Continuing straight ahead, one will find the spacious lounge/dining room, from where French doors lead out to the garden. To the front of the property, there is a well fitted kitchen with integrated appliances.

From the hallway, an open tread staircase leads to the bright and airy first floor landing, where there is an access hatch to the loft area. Bedroom 1 is of

course a double and overlooks the rear garden. Bedroom 2 is also a double and has a built in wardrobe cupboard, together with an adjacent cupboard housing a serviced, wall mounted Worcester boiler. To complete the picture on the first floor, there is a part tiled bathroom, together with heated towel rail.

Outside there is an open plan front garden. The rear garden measures approximately 36' in length and enjoys a westerly aspect. There is a patio area, together with good size timber garden store. Level lawned area and a pathway to a personal gate to the rear boundary.

SPACE FOR FLOOR PLAN



SPACE FOR EPC GRAPH

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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