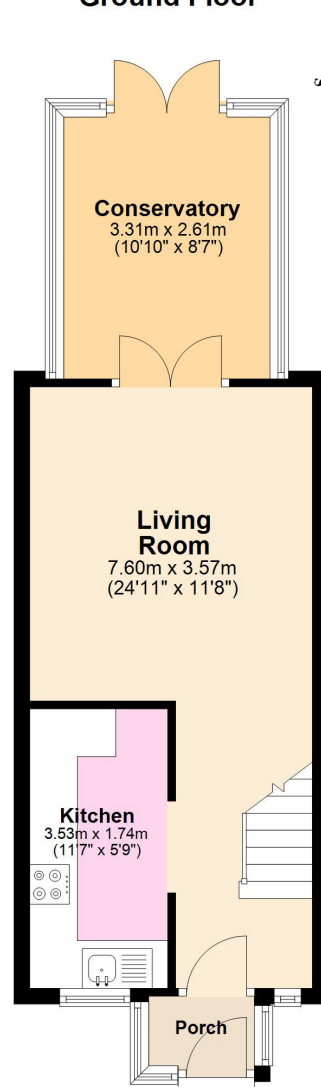


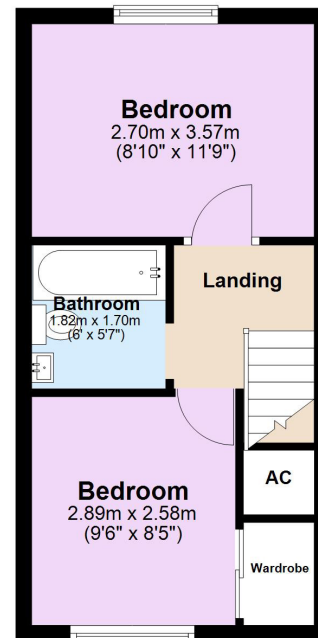
Ground Floor



Total area: approx. 64.5 sq. metres (694.6 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.

First Floor



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LINKHOMES
ESTATE AGENTS



59 Goldfinch Road, Poole, Dorset, BH17 7TA
Guide Price £275,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY ** CUL-DE-SAC LOCATION ** WESTERLY-FACING GARDEN **** Link Homes Estate Agents are delighted to present for sale this two bedroom terraced house situated in the residential area of Creekmoor. Being sold with no forward chain and benefitting from an array of fine features including two good-sized bedrooms with bedroom two offering fitted wardrobes, a separate kitchen with space for appliances, a living room/dining room leading onto the bright and airy conservatory with direct access onto the low maintenance Westerly-facing private rear garden, a three-piece family bathroom on the first floor and an allocated parking space.

Goldfinch Road is tucked away in a quiet cul-de-sac in the heart of Creekmoor, which offers a variety of places to visit on its doorstep, just 0.5 miles away you will find Creekmoor Ponds which is a much loved nature reserve. Also close by you can find Upton Country Park, The Old Trail way leading to the much-loved Broadstone Broadway and the Roman Road Trail with the woods/ heathland surrounding it. Other attractions and amenities that are a stone's throw away include the Acorn Pub, Southern Aquatics (pet store), the two Co-op's, Creekmoor Plaice (fish and chips takeaway), Little Village (Chinese takeaway), the Post Office and many others. A short drive away from the property you can also find Poole and Bournemouth town centres.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Porch

UPVC double glazed front door to the front aspect, UPVC double glazed windows to the side aspects and vinyl flooring.

Entrance Hallway

UPVC double glazed frosted front door to the front aspect, storage cupboard, radiator and laminate flooring.

Kitchen

Ceiling light, UPVC double glazed window to the front aspect, wall and base fitted units, tiled splash back, space for a washing machine, space for a longline fridge/freezer, four-point gas hob with integrated oven and stainless-steel extractor fan, stainless steel sink with drainer, power points and tiled flooring.

Living Room

Ceiling light, UPVC double glazed French doors opening onto the conservatory, radiator, television point, power points and laminate flooring.

Conservatory

UPVC double glazed roof, triple aspect UPVC double glazed windows to the sides and rear, UPVC double glazed French doors to the rear aspect opening onto the garden, television point, radiator, power point and vinyl flooring.

First Floor

Landing

Ceiling light, loft hatch, power points, wooden balustrades and carpeted flooring.

Bedroom One

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.



Bedroom Two

Ceiling light, UPVC double glazed window to the front aspect, radiator, power points, cupboard with the water tank enclosed, built-in double wardrobe, 'Glow Worm' boiler and carpeted flooring.

Bathroom

Ceiling light, extractor fan, toilet, sink, radiator, wall mounted mirror with storage, panelled bath with electric shower, part tiled walls and vinyl flooring.

Outside

Garden

Artificial lawn with patio area, surrounding wooden fences, gate to the rear and shrubbery areas.

Driveway

Concrete driveway with parking for two vehicles and an outside tap.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2,004.38 per annum.

Boiler serviced in December 2025.

Stamp Duty

First Time Buyer: £0
Moving Home: £3,750
Additional Property: £17,500