



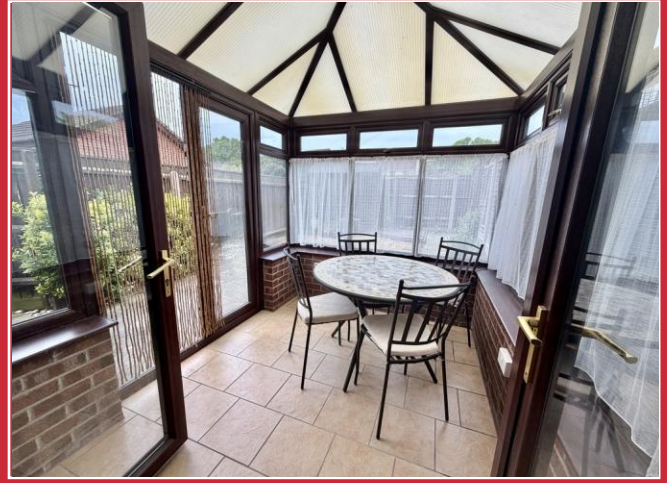
## 22 Chaffinch Close, Creekmoor BH17 7UR

Situated in a very popular location is this one bedroom house benefitting from a conservatory, garage, parking and rear garden.

**EPC:** TBC **Council Tax Band:** B **Price:** £225,000 Freehold







## Key Features

- ENTRANCE HALLWAY
- CONSERVATORY
- BEDROOM WITH DUAL ASPECT WINDOWS
- DRIVEWAY AND GARAGE
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- POPULAR CUL-DE-SAC LOCATION
- APPROX 1 MILE WALK TO THE CENTRE OF BROADSTONE

## The Property

Situated in this popular residential cul-de-sac is this one bedroom house. The property is conveniently located approximately a mile away from the centre of Broadstone, with cycle and walking routes along The Trailway. Within Creekmoor there are a number of local amenities and the centre of Poole can be easily reached by car, bus or cycle path.

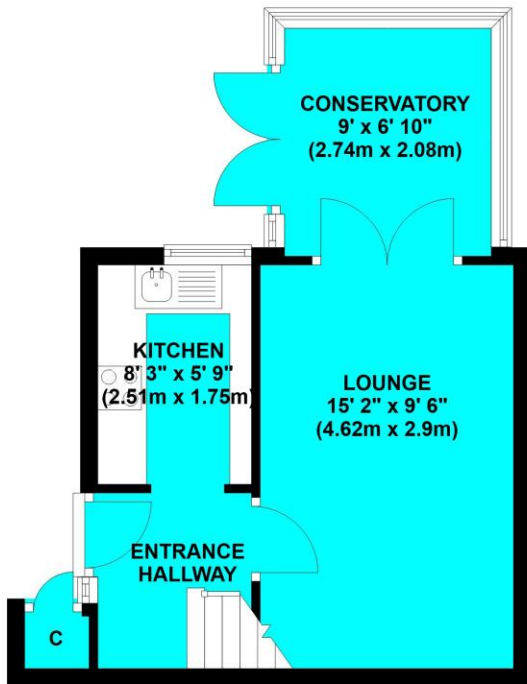
The accommodation comprises of a tiled entrance canopy with outside light and a storage cupboard with power supply, currently housing a freezer. A UPVC double glazed door opens to the reception hall with Karndean flooring leading to the kitchen, and then opening to the lounge. Glazed double doors then open from the lounge to the conservatory, which is constructed with a brick plinth and then UPVC double glazed

casements with a polycarbonate roof and there is a ceramic tiled floor and double doors opening to the rear garden. A staircase leads from the hallway to the first floor landing with cupboard and access to the roof space. The main bedroom has dual aspect windows and wardrobes, and there is a bathroom with a white suite with shower bath, fully tiled walls and window.

To the front of the property a tarmac driveway provides off road parking and a gate gives access to the rear garden which has been arranged for ease of maintenance being laid to paving and gravel with raised borders. There is then a timber built shed with power and light and a gate gives access to a pathway leading to the garage located in a nearby block.

### Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



### First Floor

Approx. 22.1 sq. metres (238.1 sq. feet)



Total area: approx. 51.2 sq. metres (551.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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