



27 Kingston Road, Heckford Park, POOLE, Dorset BH15 2LP

£315,000 Freehold

**** NO FORWARD CHAIN **** A superb two double bedroom mid terrace Victorian house conveniently situated in the popular Heckford Park within walking distance from Poole Hospital, Maternity Unit, local shops and parks. Poole Town centre with its array of shopping facilities and central transport links is also a short distance away. This well kept home offers good sized living space throughout and viewing is essential to appreciate not only its fantastic location but also the accommodation on offer, which comprises: lounge, modern fitted kitchen, dining room and family bathroom. Externally the property boasts a South facing garden with sun patio, lawned area and path leading to parking at the rear. Further features of this must see property include: new roof covering (2020), new windows and plumbing throughout (2018), feature fireplace to lounge, built-in wardrobe to bedroom two, storage cupboards, lean to, outside storage and cloakroom, gas central heating and UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet combined and Poole High School. NB: Permit Parking for additional parking is available from BCP at circa £56 per annum.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



Entrance Hall Doors to

Lounge 3.69m x 3.45m (12' 1" x 11' 4")

Dining Room 3.52m x 3.51m (11' 7" x 11' 6")

Kitchen 2.63m x 2.42m (8' 8" x 7' 11")

Lean To 2.60m x 1.50m (8' 6" x 4' 11")

Landing Doors to

Bedroom One 3.72m x 3.20m (12' 2" x 10' 6") max

Bedroom Two 3.53m x 2.77m (11' 7" x 9' 1")

Bathroom 2.59m x 2.40m (8' 6" x 7' 10")

Outside Store 1.16m x 1.10m (3' 10" x 3' 7")

Outside W.C. 1.16m x 1.10m (3' 10" x 3' 7")

Garden South facing

Parking Rear access off road

Council Tax Band C

TOTAL FLOOR AREA: 866 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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