



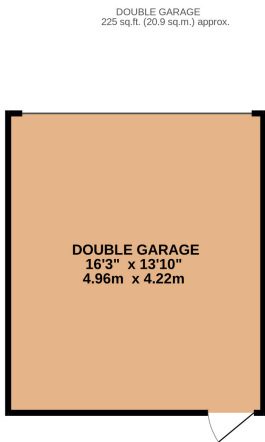
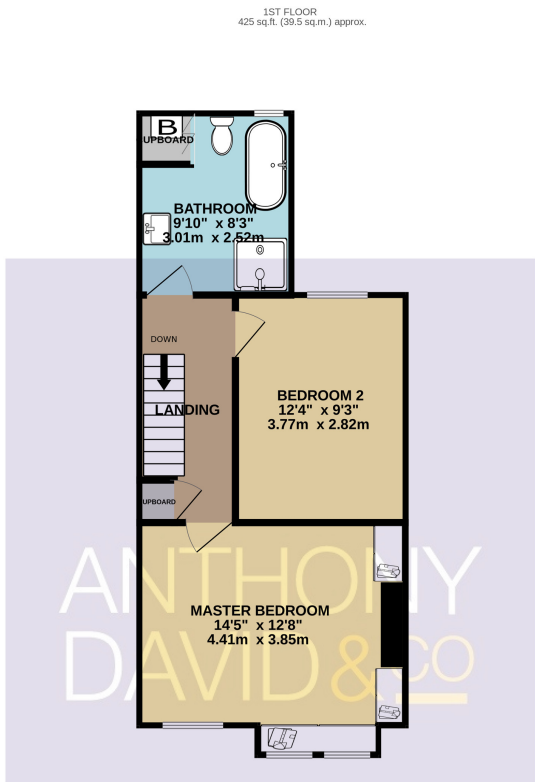
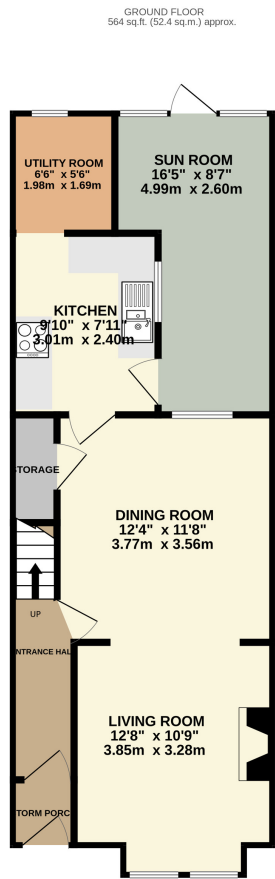
19 Maple Road, Heckford Park, POOLE, Dorset BH15 2NA

£325,000 Freehold

**** NO FORWARD CHAIN **** A characterful mid terrace Victorian house conveniently situated in the popular Heckford Park within walking distance from Poole Hospital and Poole Town centre with its array of shopping facilities and central transport links. The property is in need of some modernisation and viewing is essential to not only appreciate its fantastic location but also its full potential. The accommodation on offer comprises: lounge, dining room, fitted kitchen, utility room, sun room and four piece bathroom suite. Externally the property boasts a low maintenance Westerly aspect garden which in turn leads to a double garage with electric up and over door to the rear (also accessed via service lane). Further features of this period property include: feature fireplace to lounge, fitted wardrobes to bedroom one, 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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TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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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Entrance Hall Doors to

Living Room 12' 8" x 10' 9" (3.86m x 3.28m)

Dining Room 12' 4" x 11' 8" (3.76m x 3.56m) 12' 5" x 12' (3.78m x 3.66m) Max

Kitchen 9' 10" x 7' 11" (3.00m x 2.41m)

Sun Room 16' 5" x 8' 7" (5.00m x 2.62m)

Utility Room 6' 6" x 5' 6" (1.98m x 1.68m)

Landing Doors to

Bedroom One 14' 5" x 12' 8" (4.39m x 3.86m)

Bedroom Two 12' 4" x 9' 3" (3.76m x 2.82m)

Bathroom 9' 10" x 8' 3" (3.00m x 2.51m)

Double Garage

Garden Westerly Aspect

Council Tax Band C

Agents Note Permit Parking for additional parking is available from BCP at circa £56 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	