



35 Garland Road, Heckford Park, POOLE, Dorset BH15 2LB

£425,000 Freehold

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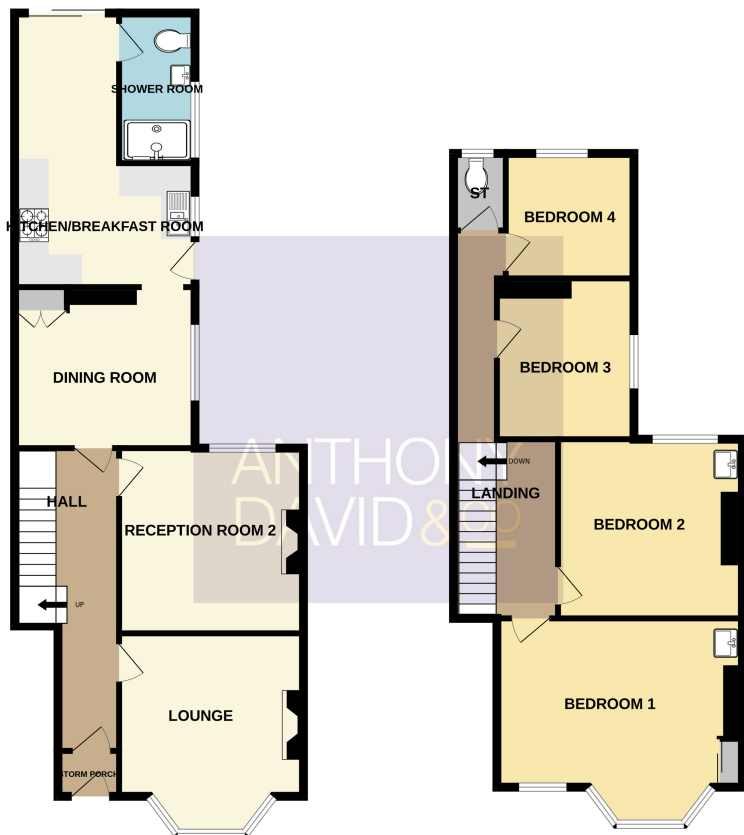
01202 677444

**** NO FORWARD CHAIN **** A four bedroom detached Victorian house ideally located in the popular Heckford Park with close proximity to Poole Hospital and maternity unit. Poole Town centre with its array of shops, amenities and central transport links is also a short distance away. This characterful property is in need of modernisation and internal viewing is a must to not only appreciate its full potential but the 1300 plus sq ft of accommodation on offer, which comprises: lounge, kitchen/breakfast room, dining room, further reception room, downstairs bathroom and separate cloakroom to the upstairs. Externally the generous driveway provides off road parking which in turn leads to a small rear garden and detached garage. Further features include: high ceilings, two open fires, original decorative staircase, gas central heating, UPVC double glazing. Nearby Schools - St Marys Catholic Primary, Longfleet Primary, Oakdale Junior and Poole High Secondary School.

**ANTHONY
DAVID & CO**

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 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 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.
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Hallway Leading to -

Lounge 13' 5" x 12' 2" (4.09m x 3.71m) max

Reception 12' 2" x 11' 11" (3.71m x 3.63m)

Dining Room 11' 8" x 10' 8" (3.56m x 3.25m)

Kitchen/Breakfast Room 11' 7" x 8' 2" (3.53m x 2.49m)

Breakfast Area 9' 8" x 6' 10" (2.95m x 2.08m)

Bathroom 9' 8" x 5' (2.95m x 1.52m)

Landing Doors to -

Bedroom One 16' 2" x 13' 5" (4.93m x 4.09m) max

Bedroom Two 12' 3" x 12' (3.73m x 3.66m)

Bedroom Three 10' 8" x 8' 7" (3.25m x 2.62m)

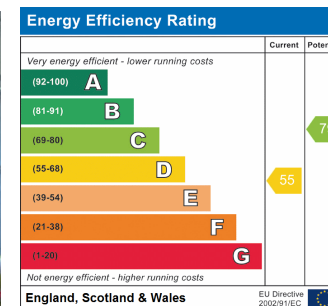
Bedroom Four 8' 6" x 8' 3" (2.59m x 2.51m)

Cloakroom 5' 2" x 2' 10" (1.57m x 0.86m)

Garden Enclosed

Garage 17' 9" x 10' (5.41m x 3.05m)

Council Tax Band - C



Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.