

**1 St Mary's Road, Poole, Dorset, BH15 2LQ**

**HEARNES**

WHERE SERVICE COUNTS

CHARLES  
ROAD



# 1 St Mary's Road Poole, Dorset, BH15 2LQ

## FREEHOLD PRICE £385,000

A spacious 3 double bedroom, 2 bathroom, turn of the century, end of terrace house home offering flexible accommodation over 3 floors with parking and a detached garage. This attractive home has been updated to include a refitted kitchen/breakfast room, ground floor shower room, new windows, doors and landscaped garden. This property has been a wonderful home and benefits from 2 reception rooms to include a cosy sitting room with stable door out to the garden, a formal dining room with beamed ceilings and bedrooms set over 2 floors. The top floor bedroom has an attractive feature window, ideal as a reading nook. Set in a popular location within moments of the hospital and close to Poole Town Centre.

- Attractive, character, end of terrace 3 double bedroom turn of the century home
- Set over 3 floors with a flexible layout
- Garage and parking (unusual for this area)
- Cosy sitting room and formal dining room
- Spacious kitchen/breakfast room having a feature brick wall
- Kitchen refitted in a range of extensive wooden Shaker style units with work tops over and space for a breakfast table. Appliances include a range style cooker, canopy extractor, dishwasher and space and plumbing for washing machine. Excellent range of storage and display units and a cute recess cupboard in the chimney breast
- Walk through utility room with space for fridge/freezer and boiler
- Ground floor shower room with walk in double shower
- 2 double bedrooms on the first floor
- Separate wc and large rear room divided into a bathroom and office area (this could be converted back into one large bathroom)
- Second floor having a loft room (original to the house being built) with feature recess window
- Gas central heating and replaced double glazed windows
- Low maintenance walled garden with decked area, artificial lawn, attractive borders and rear gate leading to parking space. Hot tub can be negotiated separately

St Mary's Road is centrally located in Poole being within 500 metres of the hospital. The road has many turn of the century cottages, and older style properties offering charm and history. Heckford Park was built largely during the 19th century and has since been designated by the Borough of Poole to be an 'area of character' and has become a conservation area. It lies to the North of Poole Town Centre in the district of Longfleet. The property is also conveniently located for Poole Park, roughly ½ a mile away, with Poole Quay and Town Centre just over a mile. The sandy bathing beaches are also within easy reach, just over three miles away.

COUNCIL TAX BAND: C

EPC RATE: D

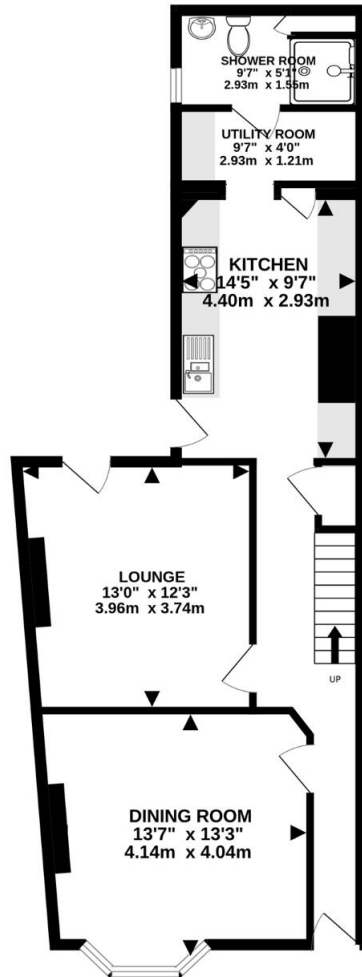




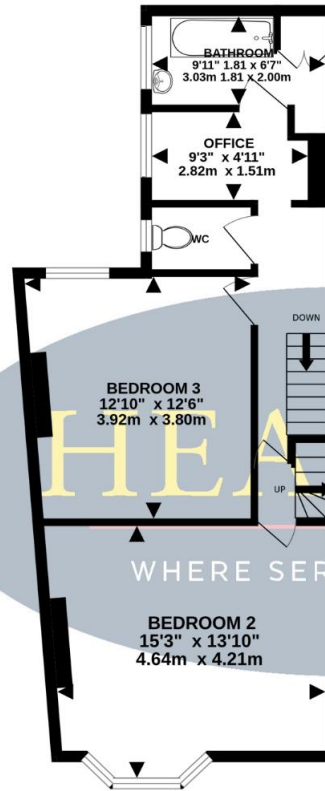




GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



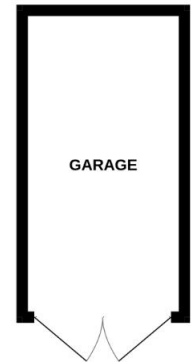
1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



OUTBUILDING  
135 sq.ft. (12.5 sq.m.) approx.



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INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1520 sq.ft. (141.3 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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