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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are delighted to market this well presented character mid terrace property located in the popular area of Heckford Park. This lovely home has been extended and now features a large kitchen/breakfast room with modern units, there is also a lovely living room to the front with feature window, and a separate dining room which opens on to the kitchen. Upstairs you will find two generous size bedrooms, both featuring fireplaces together with a good size four piece bath/shower room. Additionally, there is the added benefit of garage and a low maintenance garden to the rear making this a must see home.

Heckford Park is a very popular residential area ideally placed to take advantage of the close proximity to Poole Hospital, town centre and local schools. The main town is within walking distance and there you will find a wide and varied range of shopping facilities as well as the main bus depot and train station with links to London Waterloo. With leisure in mind, miles upon miles of sandy beaches and promenade stretch from the famous Sandbanks through to Bournemouth and beyond.

MATERIAL INFORMATION

Tenue - Freehold
 Parking - Garage
 Utilities - Mains Electricity, Gas and Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - C
 EPC Rating - C

KEY FEATURES

- CHARACTER TERRACE HOUSE
- SOUGHT AFTER LOCATION
- LOVELY LOUNGE TO THE FRONT
- SEPARATE DINING ROOM OPEN PLAN TO KITCHEN
- WELL FITTED KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS WITH FIREPLACES
- FOUR PIECE BATH/SOWER ROOM

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	81
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

