

**28 Denmark Road, Heckford Park, Poole,  
Dorset, BH15 2DB**



**HEARNES**

WHERE SERVICE COUNTS



# 28 Denmark Road, Heckford Park, Poole, Dorset, BH15 2DB

## Freehold Price £275,000

A charming, 2 double bedroom terrace home, built in the early 1900's and sold vacant with no forward chain. The property has been updated to include new carpets, flooring and redecoration. Internally is a generous lounge/dining room, kitchen, lean to/utility room and offers gas central heating and double glazing. The real feature of the home is the large 70' rear garden with off road parking for 3 cars. This home would be great for a first-time buyer, or an ideal property to rent out due its convenient location being less than 300 metres from Poole Town Centre.

- Ready to move into 2 double bedroom terrace home, built in the early 1900's
- Set in a quiet road with similar older style properties
- 70' rear garden with access at the rear to a parking area
- 2/3 parking spaces with vehicular access via a rear lane off Denmark Lane
- Recently redecorated with new flooring
- Spacious lounge/dining room with wood effect laminate flooring
- Kitchen fitted in a range of white units with work tops over and fitted with free standing cooker, integrated fridge and microwave
- Lean to/conservatory with plumbing and space for washing machine and space for freezer
- Ground floor bathroom
- Double glazed windows throughout
- Gas central heating
- Vacant and sold with no forward chain
- Very central and popular location

This property is located on Denmark Road in Heckford Park with everything on your doorstep. This is town centre living with all local amenities within walking distance. The property is conveniently located moments from the Dolphin Central with its range of shops, leisure facilities and bus station. Poole Park with its leisure facilities and cafes is approximately half a mile, and so is the train station and hospital. The bustling and ever popular Poole Quay is within 1 mile, and the harbourside at Baiter Park, close by too. The sandy bathing beaches are also within easy reach, just over 3 miles away. Currently this property is in the catchment area for Longfleet CE Primary School & Poole High School.

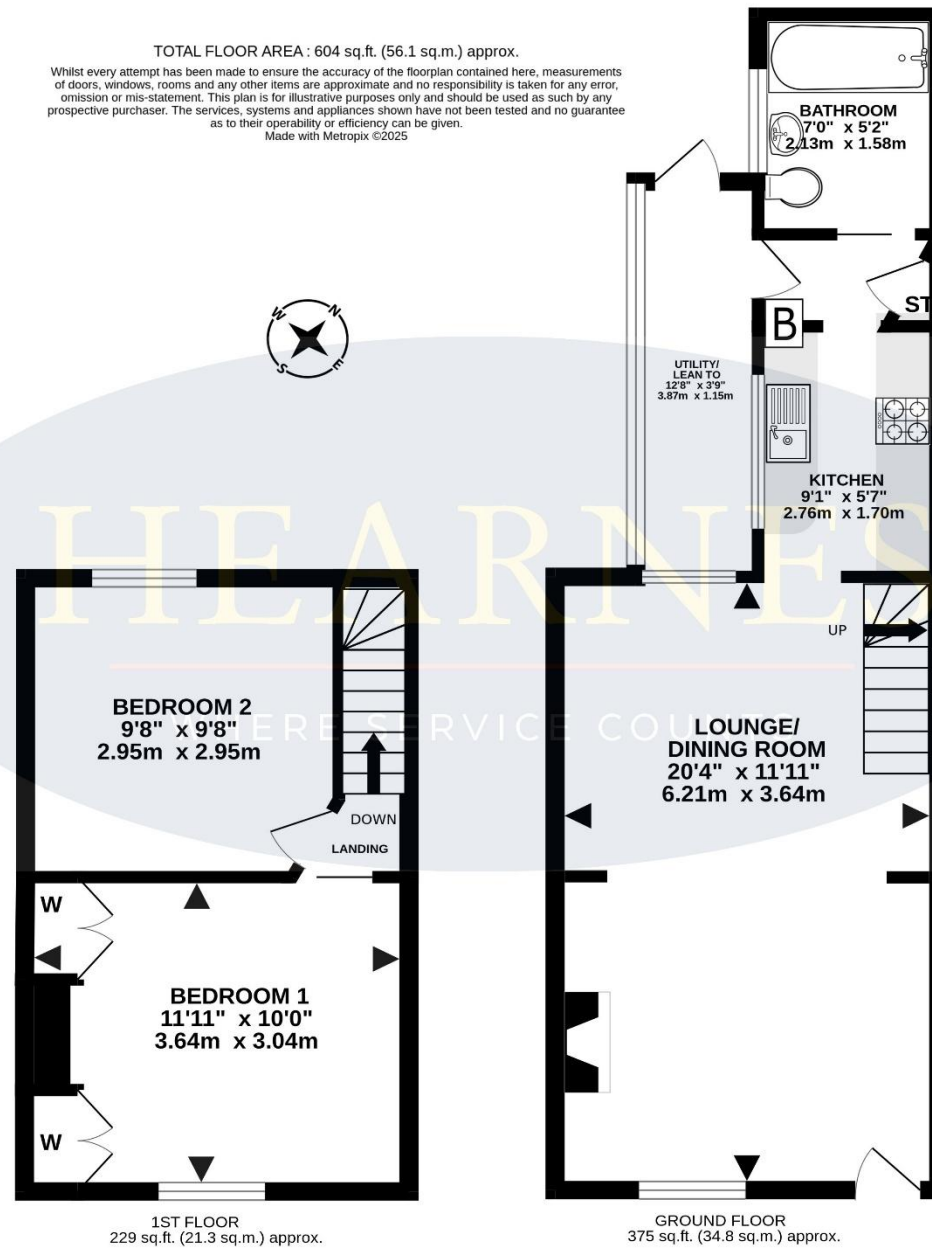
**COUNCIL TAX BAND: C**      **EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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 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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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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