



**‘Galway’ 26 Garland Road, Heckford Park,
Poole, Dorset, BH15 2LA**

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FREEHOLD GUIDE PRICE £300,000- £325,000

First time to the market and a rear find! A charming and attractive 3 bedroom, end of terrace, character home that has been in the same family since it was built in the late 1800's. The property is set on a corner plot with parking and a garage in St Marys Road. Offering huge potential for modernisation and updating, the home still has the original layout with 3 bedrooms, each with original fireplaces upstairs and 3 ground floor reception rooms with kitchen and bathroom (once the scullery, outside loo and coal shed). The property has double glazed windows, heating system for the water but no heating system for the house and would require new electrics. It is neat and tidy internally and offers fabulous potential to update, blending its original charm with modern updating. The garden is well kept with a traditional English feel and its own apple tree! A property not to be missed!



- Delightful 3 bedroom end of terrace home
- First time to the market and been in the same family for over 100 years
- 3 reception rooms
- Character features to include wooden flooring, fireplaces in all 3 bedrooms, square bay windows
- Ground floor bathroom and kitchen that require renovation
- Double glazed windows
- Gas powered multipoint heating system (to heat the water)
- Standing proudly on a corner plot with access to parking and a single garage on St Marys Road
- Side garden, leading to south westerly rear garden with an array of established plants and shrubs
- Vacant and sold with no forward chain
- Huge potential for renovation and refurbishment

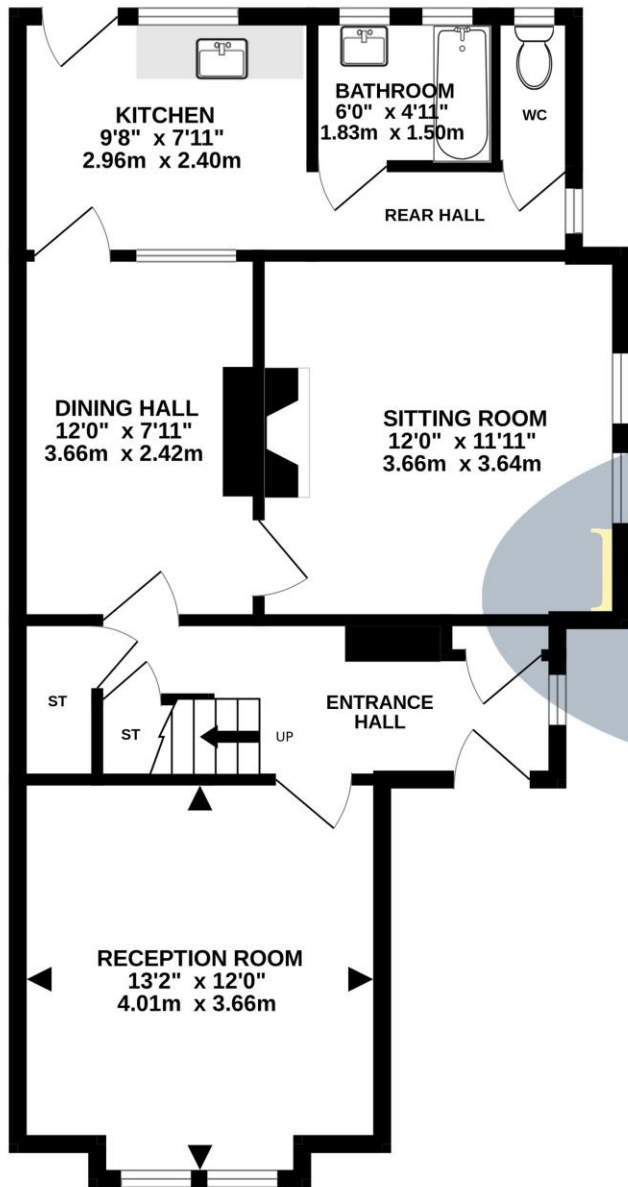
Conveniently located near popular local schools, doctor's surgeries, Poole Hospital and the amenities offered in Poole Town Centre and on Poole Quay, which are all within a mile. Rail and bus links are close by and the award winning Blue Flag beaches, approximately 2.5 miles away.

COUNCIL TAX BAND: B

EPC RATE:G

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



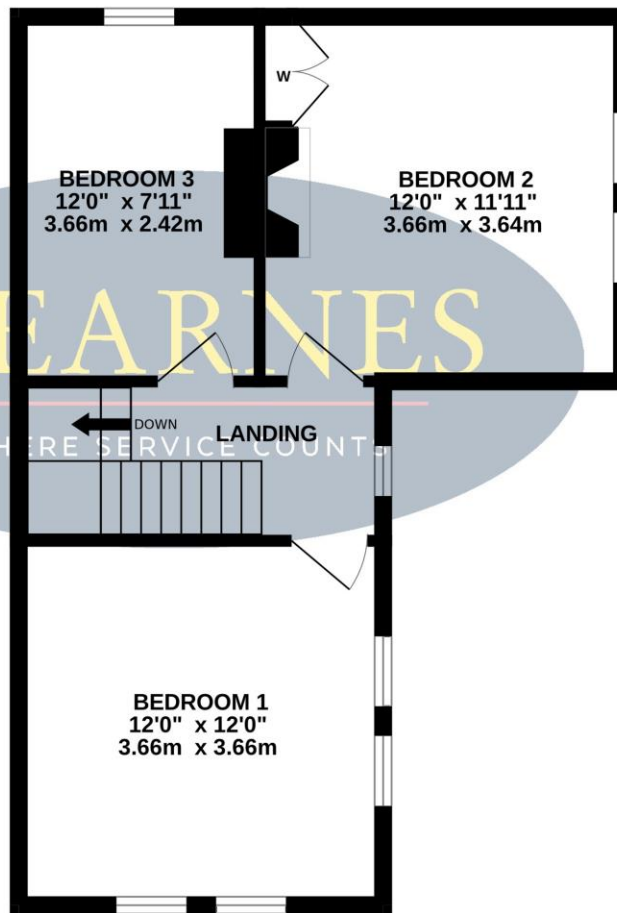


GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

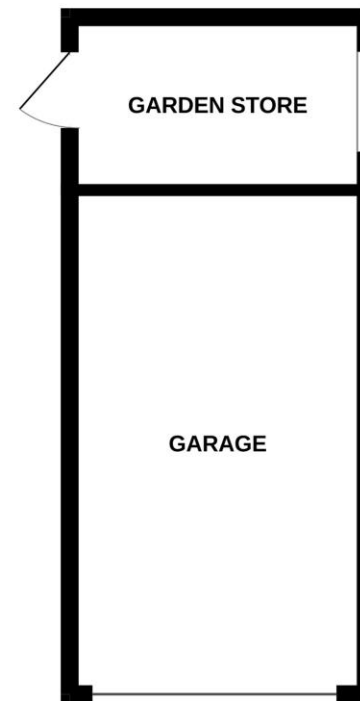
TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

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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1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
218 sq.ft. (20.2 sq.m.) approx.





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