

2 Kingston Road, Heckford Park, Poole, Dorset, BH15 2LW



HEARNES

WHERE SERVICE COUNTS

2 Kingston Road, Heckford Park, Poole, Dorset, BH15 2LW

FREEHOLD PRICE £385,000

A wonderful, extended, Victorian end of terrace home offering 3 double bedrooms, off road parking and set moments from Poole Hospital and the Town Centre. The home has been greatly improved by the current owners and offers a fabulous kitchen/breakfast room, with integrated appliances, double reception room, 4 piece family bathroom, double glazing, gas central heating and modern décor. Further having character features to include stripped wooden doors, picture rails and bay windows. The walled garden is a good size and offers potential for further landscaping.

- End of terrace 3 double bedroom Victorian house
- Excellent location being in the heart of Heckford Park and within half a mile of Poole Park and Poole Town Centre
- Within moments of Poole Hospital
- Beautiful kitchen/breakfast room that is fitted in a range of navy shaker style units with marble effect work tops above extending to form a breakfast bar. Integrated appliances to include Bosch electric hob, extractor, oven, dishwasher and space for American style fridge/freezer. To the rear of the kitchen is a utility area having space and plumbing for a washing machine and tumble dryer
- Double reception room, set out into 2 areas to include a sitting area to the front with log burner, bay window and dining area with views over the garden
- Generous main bedroom with recess for wardrobes and a pair of windows to the front
- Family 4 piece bathroom with shower, separate bath, w.c and wash hand basin
- Well presented with modern internal décor
- Stripped wooden internal doors with original handles and plates
- Attractive original porch with tiling
- Gas central heating and double glazing
- Off road parking for 2 cars (one behind the other)
- Spacious walled garden offering further potential for landscaping

Location, location location! Conveniently located within 100 yards of Poole Hospital and near popular local schools, doctor's surgeries and the amenities offered in Poole Town Centre and Poole Quay. Rail and bus links are within half a mile and the award winning Blue Flag beaches, approximately 2.5 miles away. Poole Park, local shops and a local pub can all be found within half a mile.

COUNCIL TAX BAND: C

EPC RATE: C

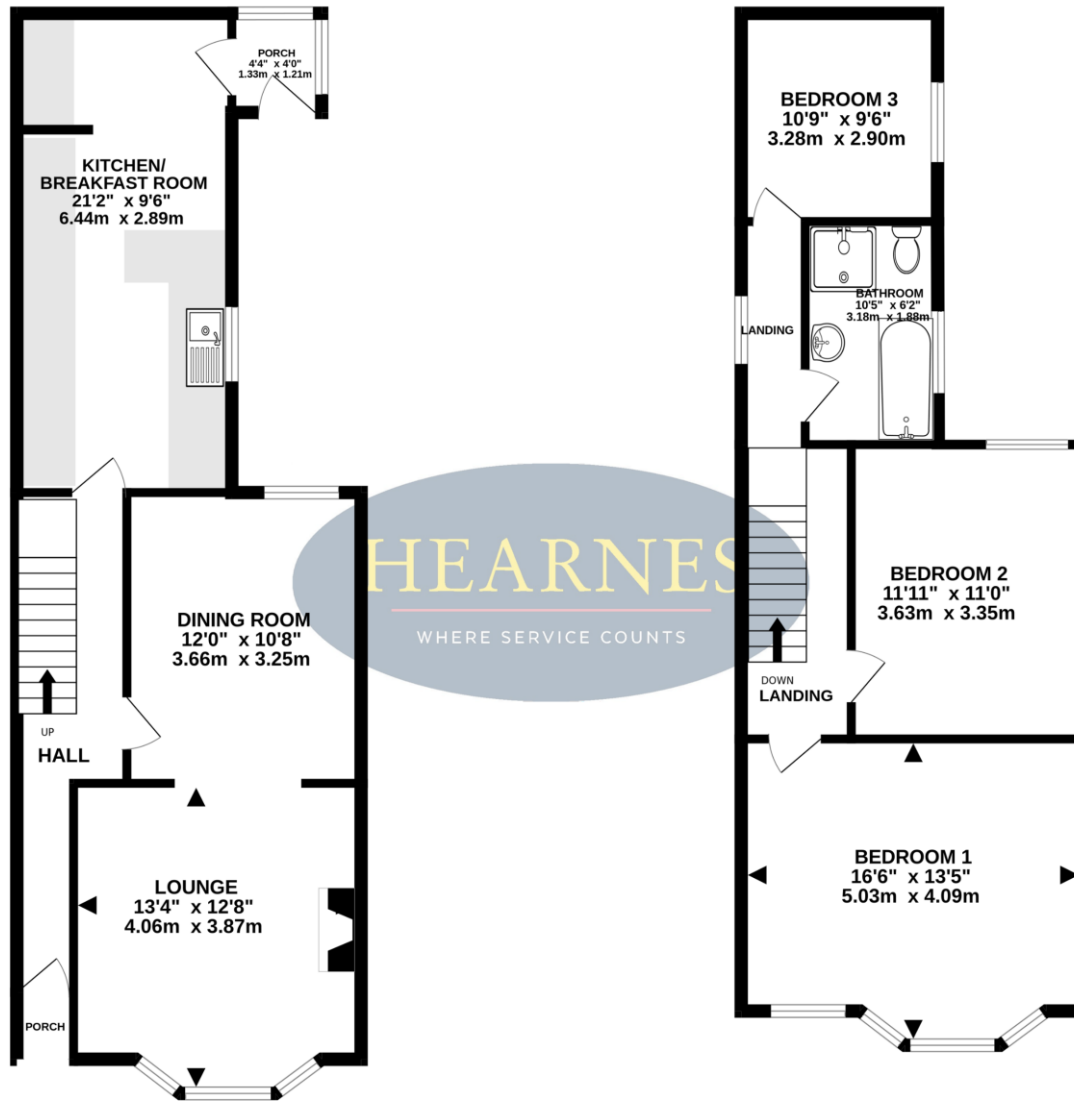
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR

1ST FLOOR



HEARNES
WHERE SERVICE COUNTS



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.
Made with Metropix ©2024





www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE