



**Canford Road, Heckford Park, Poole, BH15 2LE**

# Canford Road, Heckford Park, Poole, BH15 2LE

## FREEHOLD PRICE £315,000

A Victorian 3 double bedroom, 2 reception room mid terrace home set in the heart of the very desirable area of Heckford Park with south facing garden and off road parking. Occupied by the current owners for 50 years, the property has been updated over this time however has potential for further extensions (subject to planning). The home benefits from a modern kitchen with integrated appliances, 2 reception rooms with sliding connecting doors, ground floor wc and a family bathroom. It has been modernised and more recently had the ground floor redecorated and new flooring laid. The rear garden is delightful having an area of composite decking that leads from the second reception room to a large, paved area with well-established stocked boarders. The garden, which measures approximately 50' x25' is enclosed by a timber fence to the sides and a gates to the rear leading to an area of hardstanding for parking for a car. The property is sold with no forward chain.

- Victorian mid terraced 3 double bedroom 2 reception room home
- Delightful 50' x 25' southerly facing rear garden with established boarders and plants
- Service road behind with off road parking behind secure gates
- Refitted Wicks kitchen in 2019, with integrated appliances to include an oven, hob, dishwasher and washing machine
- Sitting room with sliding doors to further reception room. Versatile space as can be opened up as one large room, or divided to give privacy and 2 separate rooms
- Modern décor throughout with recently laid flooring on the ground floor
- Gas central heating and double glazing
- Utility cupboard with space for washing machine and tumble dryer
- Popular Heckford Park location
- No forward chain

Set in the very popular area of Heckford Park and within half a mile of Poole Town Centre which offers a variety of shops, restaurants and bars. Poole Park is just over half a mile away offering walks/views to Whitecliff and Poole Quay. Poole Hospital is also walking distance and within 400 meters. This area is well regarded, containing many character homes and cottages with style and charm. The local Co op is under half a mile away, along with the train/bus station and further Poole Old Town and the Quay.

**COUNCIL TAX BAND: D**

**EPC RATE: C**

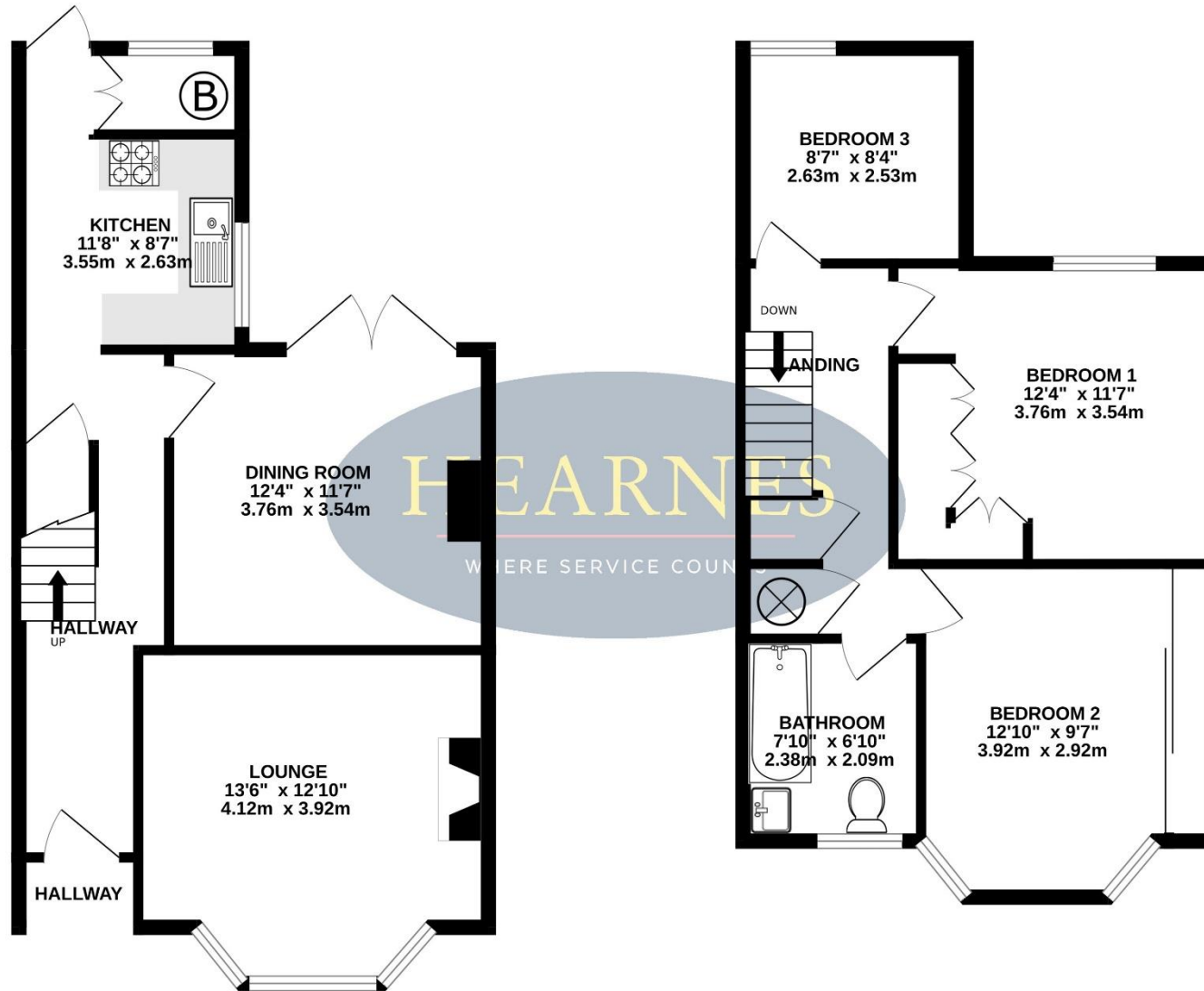
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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