



HEARNES

WHERE SERVICE COUNTS

**4 Denmark Road,
Poole, Dorset, BH15 2DB**

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FREEHOLD GUIDE PRICE £250,000

Requires modernisation. A 3 bedroom end of terrace home, set in the heart of the town with rear garden, parking and sold vacant with no forward chain. The property offers a double reception room, kitchen, downstairs shower room and 3 bedrooms upstairs.

- Character 3 bedroom end of terrace home, built around 1930
- Parking space for a small car at the front of the property
- Double reception room with bay window and feature brick wall
- Requires modernisation and updating
- Set in a quiet road with similar older style properties
- Enclosed, low maintenance westerly facing garden with path leading to the rear service road and bin store
- Ground floor shower room
- Modern double glazed windows throughout
- Gas to the property
- Vacant and sold with no forward chain

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 Centre 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: B

EPC RATING: D

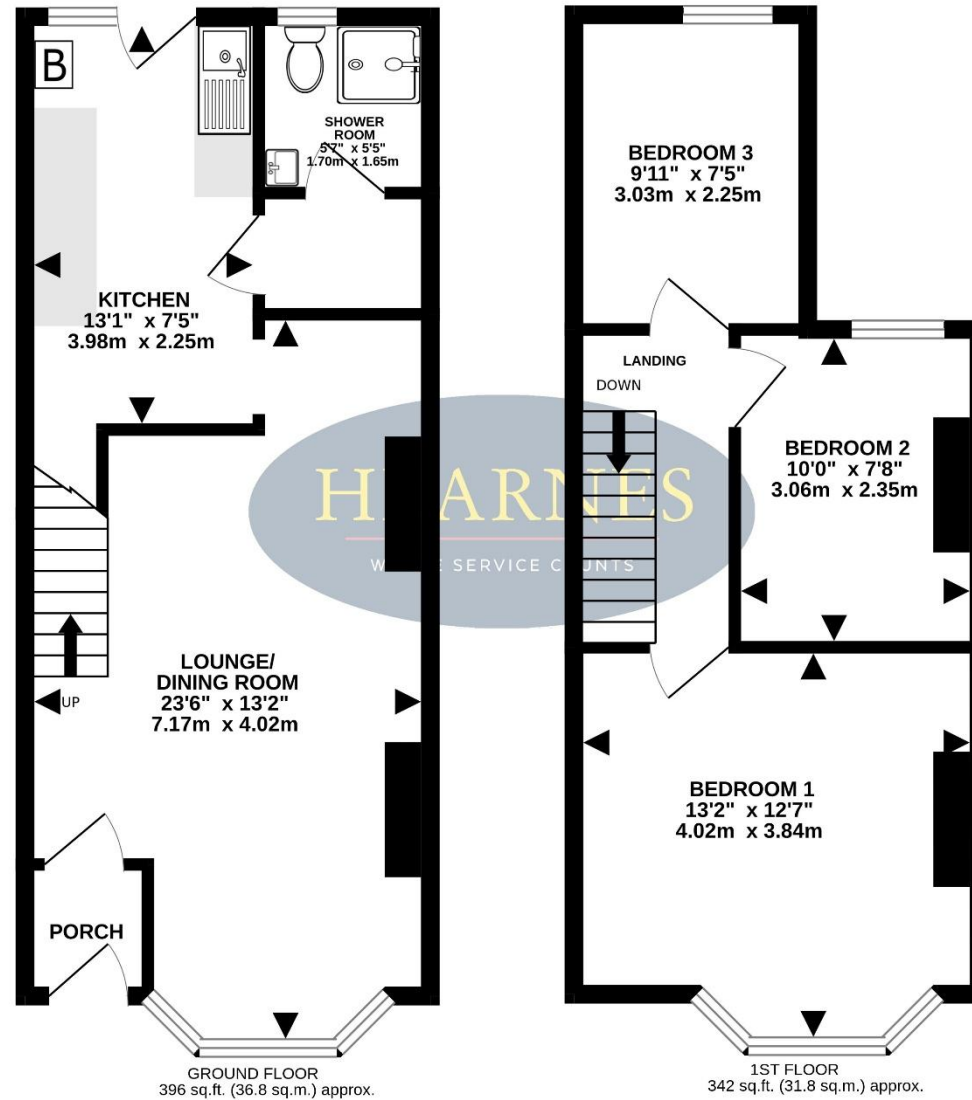
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 737 sq.ft. (68.5 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

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

