



10 Denmark Lane, Heckford Park, POOLE, Dorset BH15 2DG

£399,950 Freehold

**\*\* OVER 1000 SQ FT \*\*** A superb three bedroom mid terrace house situated in Heckford Park within walking distance from Poole Hospital and Poole Town centre with its array of shopping facilities and central transport links. The property has been extended by the current owners and viewing is a must to not only appreciate its convenient location but also the accommodation on offer, which comprises: Sitting room, contemporary kitchen/breakfast room, dining room, two double bedrooms, good sized single bedroom and modern bathroom. Externally the property boasts a charming garden with decking, lawned area, sun patio and garden shed. To the front the driveway provides off road parking for two cars. Further features of this must see family home include: skylights, island and integrated appliances to kitchen, woodburner potential to sitting room, feature fireplaces, built-in wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby schools - Old Town Infants, Longfleet Primary, Oakdale Juniors and Poole High Secondary School.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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Entrance Hall Doors to

Sitting Room 13' 7" x 11' 5" (4.14m x 3.48m)

Dining Room 14' 9" x 12' 4" (4.50m x 3.76m)

Kitchen/Breakfast Room 17' 10" x 13' 7" (5.44m x 4.14m)

Landing Doors to

Bedroom One 14' 9" x 13' 7" (4.50m x 4.14m)

Bedroom Two 12' 4" x 9' 4" (3.76m x 2.84m)

Bedroom Three 10' 6" x 5' 8" (3.20m x 1.73m)

Bathroom 8' 6" x 7' 4" (2.59m x 2.24m)

Garden Courtyard style

Driveway Off road parking x 2

Council Tax Band C



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | 71                      | 84        |
|   |          | EU Directive 2002/91/EC |           |

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.