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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

An exciting opportunity to purchase this delightful character terrace home situated in the highly sought after area of Heckford Park. This beautifully appointed home boasts wooden floorboards, period fireplaces, high ceilings, and a tasteful interior designed for modern lifestyles. The spacious open plan ground floor provides the perfect balance of charm and contemporary living - a generous living/dining room flows in to a fitted kitchen and upstairs you will find two generously sized first floor bedrooms and a large family bathroom, while the second floor offers a generous bedroom two. Outside, the pretty rear garden has been arranged with ease of maintenance in mind and there is the added benefit of parking to the rear.

The property occupies a super position in the highly favoured area of Heckford Park ideally positioned for local amenities, Poole Hospital and bus services operating to surrounding areas. Within comfortable walking distance you will find the large town centre of Poole which offers a wide and varied range of shopping facilities with main bus depot and train station with links to London Waterloo. For water lovers, Sandbanks with its stunning sandy beaches and miles upon miles of impressive promenade stretching to Bournemouth and beyond is within driving distance as is Poole Quay with its pretty waterfront and views of Brownsea Island.

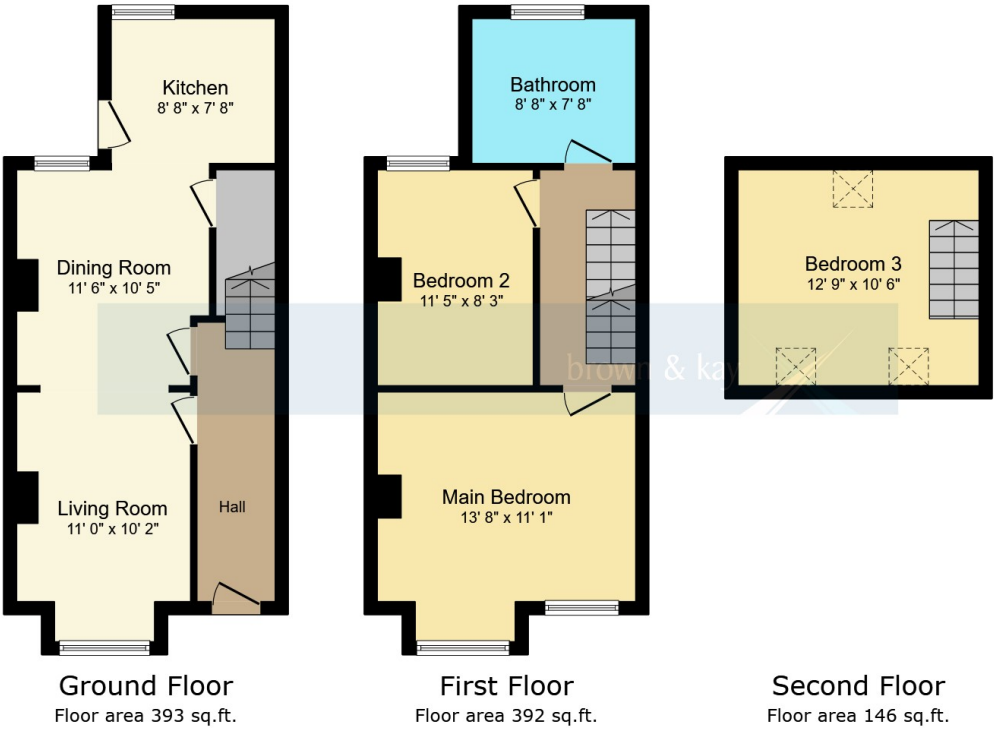
MATERIAL INFORMATION

- Tenure - Freehold
- Utilities - Mains Gas, Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - D

KEY FEATURES

- CHARACTER FEATURES
- BEAUTIFULLY PRESENTED
- OPEN PLAN LIVING/DINING/KITCHEN
- THREE DOUBLE BEDROOMS
- OPEN FIREPLACES
- OFF ROAD PARKING TO THE REAR
- SUNNY ASPECT GARDEN
- EXCELLENT LOCATION CLOSE TO POOLE QUAY / TOWN CENTRE AND HOSPITAL
- FREEHOLD TERRACED HOUSE
- COUNCIL TAX - BAND C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	57	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total floor area: 931 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io