



68 Garland Road, Heckford Park, POOLE, Dorset BH15 2LB

£325,000 Freehold

A beautifully presented two double bedroom mid terrace house ideally situated just yards from local shops and amenities. Poole Hospital, Maternity Unit and Poole Town centre with it's array of shopping facilities and central transport links are also close to hand. This stunning property has been stylishly modernised by the current owners whilst retaining it's characterful features, charm and finesse. The property presents an ideal starter home and internal viewing is imperative to appreciate the accommodation on offer, which comprises: open plan lounge/dining room, modern fitted kitchen, downstairs bathroom and shower room to the upstairs. Externally the property boasts a gorgeous South facing paved garden and rear access to parking. Further features of this 'little gem' include; NEW ROOF IN 2019, re-wired in 2020, some integrated appliances to kitchen, woodburner to lounge, original fireplace to bedroom one, fitted wardrobes to both bedrooms, lean to, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Longfleet Primary, Oakdale Juniors and Poole High School (is a short walk away).

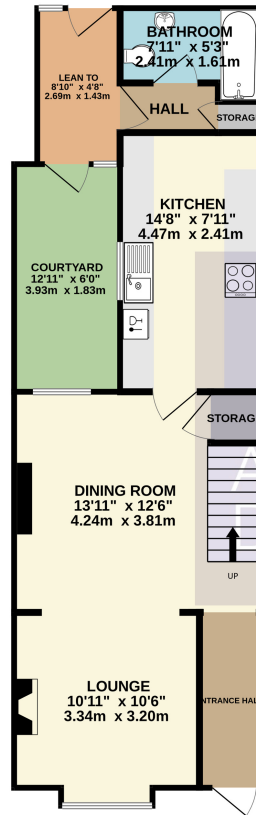
info@anthonydavid.co.uk

www.anthonydavid.co.uk

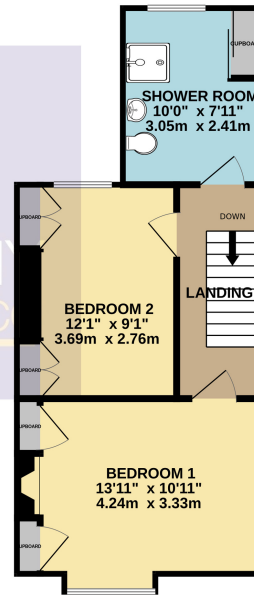
01202 677444

**ANTHONY
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GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



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TOTAL FLOOR AREA : 902 sq.ft. (83.8 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 Opening to

Lounge 10' 11" x 10' 6" (3.33m x 3.20m)

Dining Room 13' 11" x 12' 6" (4.24m x 3.81m)

Kitchen 14' 8" x 7' 11" (4.47m x 2.41m)

Bathroom 7' 11" x 5' 3" (2.41m x 1.60m)

Landing Doors to

Bedroom One 13' 11" x 10' 11" (4.24m x 3.33m)

Bedroom Two 12' 1" x 9' 1" (3.68m x 2.77m)

Shower Room 10' 0" x 7' 11" (3.05m x 2.41m)

Garden South facing

Parking To the rear

Council Tax Band B



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