



102 Garland Road, Heckford Park, Poole, Dorset BH15 2LD

£335,000 Freehold

A beautifully presented two double bedroom mid terrace house ideally situated just yards from local shops and amenities. Poole Hospital and Poole Town centre with it's array of shopping facilities and central transport links are also close to hand. This characterful property has been stylishly modernised by the current owners whilst retaining it's charm and finesse. The property presents an ideal starter home and internal viewing is imperative to appreciate the accommodation on offer, which comprises: living room, dining room, fitted kitchen, family room and bathroom. Externally the property boasts a low maintenance South Westerly facing garden with sun deck and paved area leading to the rear with access to allocated parking. Further features of this 'little gem' include; new boiler (2023), some integrated appliances to kitchen, original fireplaces to lounge and bedroom two, garden shed, 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).

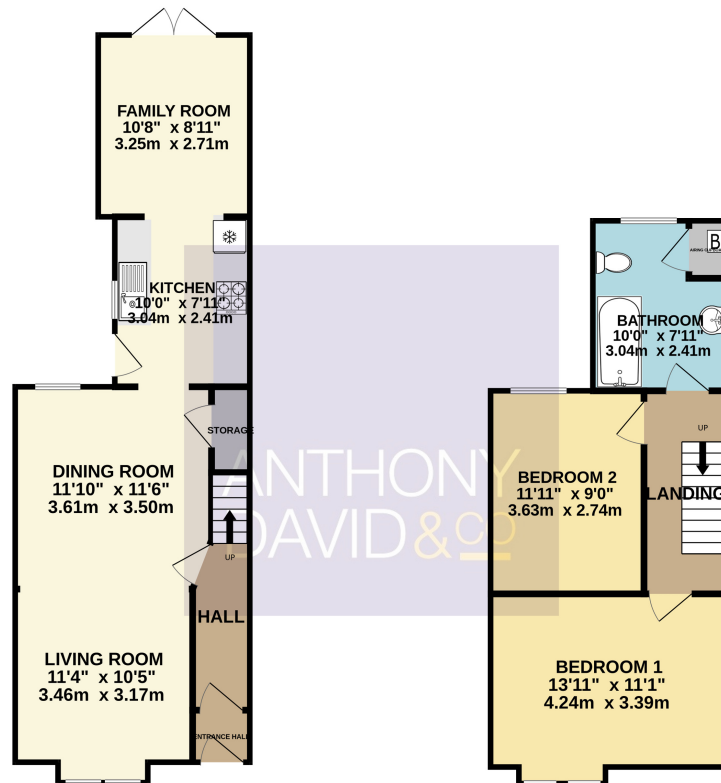
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.

FIRST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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Entrance Hall Doors to

Living Room 11' 4" x 10' 5" (3.45m x 3.17m)

Dining Room 11' 10" x 11' 6" (3.61m x 3.51m)

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

Family Room 10' 8" x 8' 11" (3.25m x 2.72m)

Landing Doors to

Bedroom One 13' 11" x 11' 1" (4.24m x 3.38m)

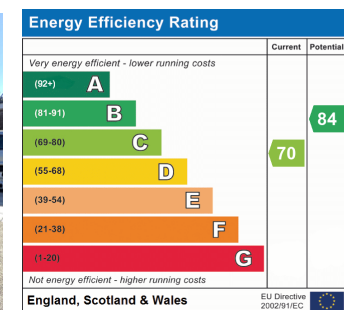
Bedroom Two 11' 11" x 9' 0" (3.63m x 2.74m)

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

Garden South Westerly aspect

Parking Off road parking to the rear

Council Tax Band B



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.