

8 St Johns Road, Heckford Park
Poole, Dorset, BH15 2NB

HEARNES

WHERE SERVICE COUNTS

8 St Johns Road, Heckford Park, Poole, Dorset, BH15 2NB

FREEHOLD PRICE £325,000

A well presented 2 double bedroom, 2 reception area, turn of the century, terraced home, that has been updated blending original features with modern décor. The spacious property had a double reception room, refitted kitchen/breakfast room with doors to the garden, modern first floor bathroom and is set in the popular location of Heckford Park which is situated close to Poole Town Centre, Hospital and Bus Station. The property benefits from double glazing, gas central heating, enclosed garden with brick storage shed and access to the rear by a service lane.

- Attractive, well presented 2 double bedroom terrace home
- Updated throughout blending character with modern fittings
- Double reception room with lounge and dining area
- Open fire in the lounge area and further decorative original fireplaces upstairs
- Extended kitchen/breakfast room with doors to the garden
- Fitted in a range of shaker style units with work tops over and extending to form a breakfast bar. Freestanding cooker and spaces for fridge/freezer, dishwasher and washing machine
- Under stairs storage cupboard
- Generous first floor bathroom with shower over the bath, WC and wash hand basin
- Stripped wooden internal doors
- Boarded loft with pull down ladder
- Gas central heating
- UPVC double glazed windows
- Fully enclosed garden and rear brick storage shed to the rear
- Access to the rear via a service lane, with potential for off road parking, like others along the road
- On street permit parking available

The property is conveniently located for Poole Park (500 yards) with its leisure facilities and cafes. The bustling and ever popular Poole Quay is within 1½ miles, the town centre with its excellent range of shops, cafes and restaurants is within a mile and Poole Train Station is just over 600 yards away. 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: C

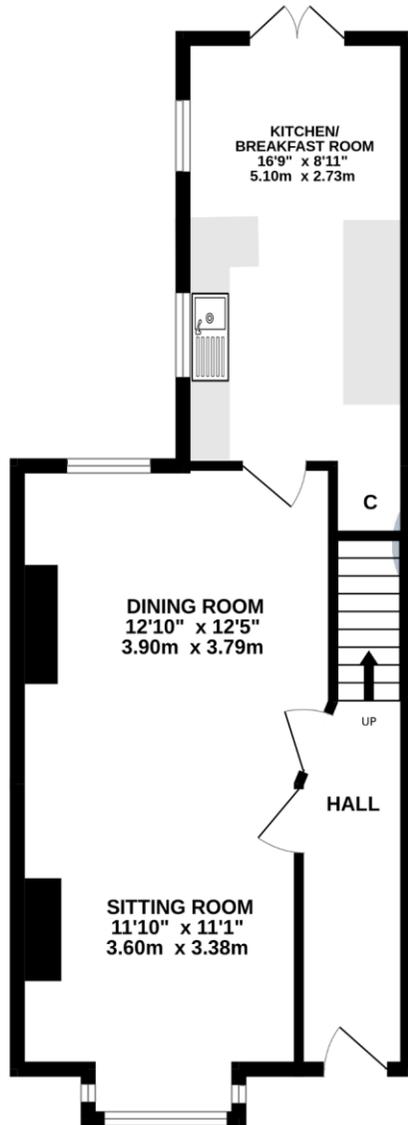
EPC RATE: C

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.





GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



STORE ROOM
48 sq.ft. (4.5 sq.m.) approx.



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TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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