

Denmark Road, Heckford Park, Poole, Dorset, BH15 2DB



HEARNES

WHERE SERVICE COUNTS

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Freehold - Offers In Excess of £225,000

Rarely available 1/2 bedroom end of terrace home, built in the early 1900's and sold vacant with no forward chain. The property has been extended over this time and offers potential for reconfiguring the layout and turning into a 2 bedroom property. The home has a large 70' rear garden with a large garage at the end and parking in front of it. The delightful garden is a real feature with patio and well established shrubs, flowers and plants. Offering huge potential for updating and modernising; this a home not to be missed!

- 1/2 bedroom end of terrace home, built around 1900's
- Set in a quiet road with similar older style properties
- 70' rear garden with access at the rear to garage and parking
- Large garage with power and light and vehicular access via a rear lane off Denmark Lane
- Large off road parking space in front of the garage
- Huge potential for modernising and updating
- Spacious lounge leading to kitchen area
- Ground floor wc and utility area
- First floor shower room
- Main bedroom upstairs with landing space and rear lobby. This area could be reconfigured and turned into another bedroom
- Modern double glazed windows throughout
- Electric storage heaters, however, there is gas to the property
- Vacant and sold with no forward chain

This property is located on Denmark Road in Heckford Park with everything on your doorstep. This is town centre living with all local amenities within walking distance. The property is conveniently located moments from the Dolphin Central with its range of shops, leisure facilities and bus station. Poole Park with its leisure facilities and cafes is approximately half a mile, and so is the train station and hospital. The bustling and ever popular Poole Quay is within 1 mile, and the harbourside at Baiter Park, close by too. 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: B

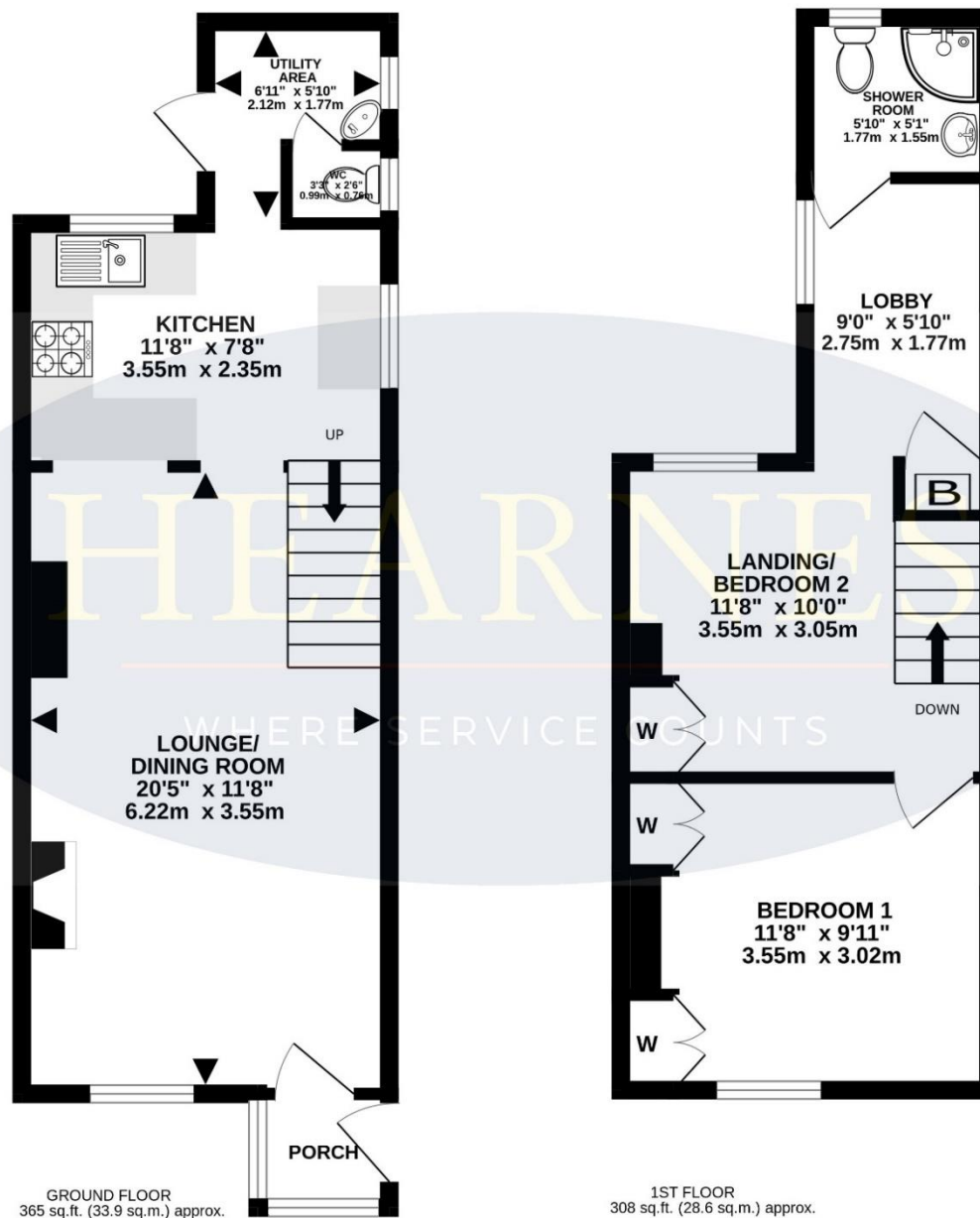
EPC RATING: F

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.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

