



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

£350,000 Freehold

**** NO FORWARD CHAIN **** A characterful three bedroom end of terrace house conveniently situated in the popular Heckford Park within walking distance from Poole Hospital, Maternity Unit, local shops and parks. Poole Town centre with its array of shopping facilities and central transport links is also a short distance away. This beautifully presented home offers many original features and must be viewed to appreciate not only its superb location but also the generous accommodation (set over three floors) on offer, which comprises: GROUND FLOOR; lounge, modern kitchen and dining room. FIRST FLOOR; one double bedroom, one single bedroom, family bathroom and separate shower room. SECOND FLOOR; double bedroom. Externally the property boasts a charming courtyard style Westerly aspect garden with sun patio and shingled area with rear access to the off road parking space. Further features of this absolute gem of a home include: woodburner to lounge, original feature fireplace to bedroom one, boarded loft, garden shed with electric, gas central heating and UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet combined and Poole High School.

info@anthonydavid.co.uk

www.anthonydavid.co.uk

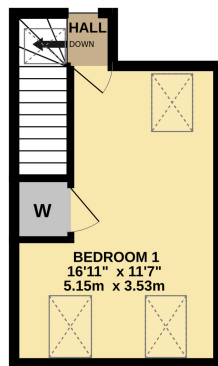
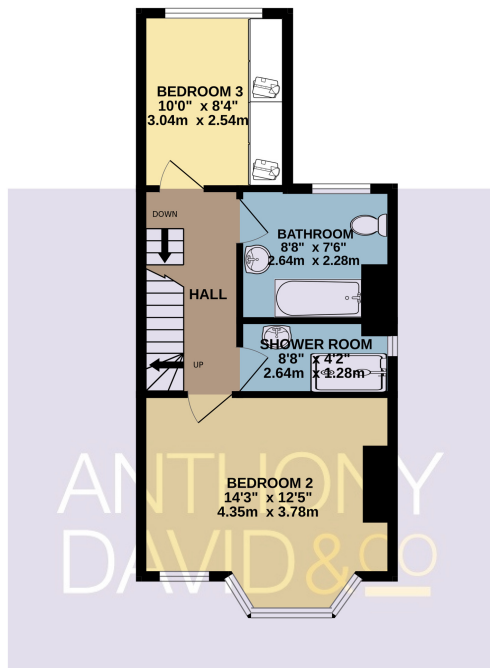
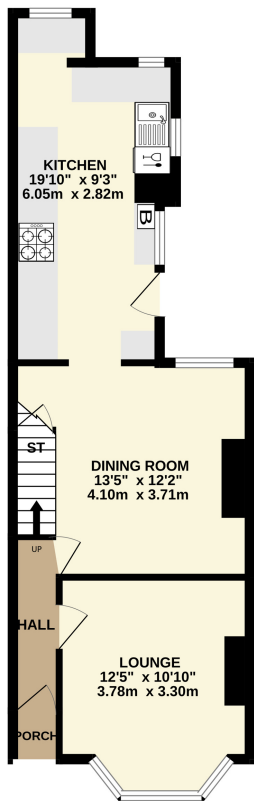
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**ANTHONY
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GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.6 sq.m.) approx.

2ND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



Entrance Hall Doors to

Lounge 12' 5" x 10' 10" (3.78m x 3.30m)

Dining Room 13' 5" x 12' 2" (4.09m x 3.71m)

Kitchen 19' 10" x 9' 3" (6.05m x 2.82m)

First Floor Landing - Doors to

Bedroom One 14' 3" x 12' 5" (4.34m x 3.78m)

Bedroom Three 10' 0" x 8' 4" (3.05m x 2.54m)

Bathroom 8' 8" x 7' 6" (2.64m x 2.29m)

Shower Room 8' 8" x 4' 2" (2.64m x 1.27m)

Second Floor Landing - Door to

Bedroom One 16' 11" x 11' 7" (5.16m x 3.53m)

Garden Westerly aspect

Parking Off road parking to the rear

Council Tax Band C

TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.