

**51 St Mary's Road, Poole,
Dorset, BH15 2LH**

FOR SALE
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51 St Mary's Road, Poole, Dorset, BH15 2LH

FREEHOLD PRICE £315,000

A 3 bedroom terrace home with a westerly garden, parking to the rear, and set in the ever popular location in Heckford Park. Offering a double reception room with open fire in the sitting room, gas central heating, part double glazing and many original features. The property would benefit from some updating and personalisation, offering potential for improvement and has been a loved family home. The home has gas central heating and some double glazing. A real feature is the garden that is laid to lawn with bordered plants, flowers and shrubs and offers access to the rear to a parking space and the lane behind.



- 3 bedroom terrace home in Heckford Park
- Set in a quiet residential cul de sac
- Offering potential for improvement and personalisation
- Double reception room with sitting room to the front with bay window and open fire
- Separate dining area
- Kitchen with a range of white units shaker style units, work surfaces over with integrated oven, hob and extractor, integrated fridge and space and plumbing for slimline dishwasher.
- Separate utility room/lean to with space and plumbing for washing machine and tumble dryer and space for fridge/freezer
- Some wooden flooring
- Lovely westerly fully enclosed rear garden that enjoys plenty of sun. Outside storage cupboard and lawned area. Lay-Z-Spa portable hot tub, raised rear patio and gate to rear
- Rear hardstanding parking bay approached via a service road



Location, location location! Conveniently located within 200 yards of Poole Hospital and near popular local schools, doctor's surgeries and the amenities offered in Poole Town Centre and Poole Quay. Rail and bus links are within half a mile and the award winning Blue Flag beaches, approximately 2.5 miles away. Poole Park, local shops and a local pub can all be found within half a mile.

COUNCIL TAX BAND: C

EPC RATE: D



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.

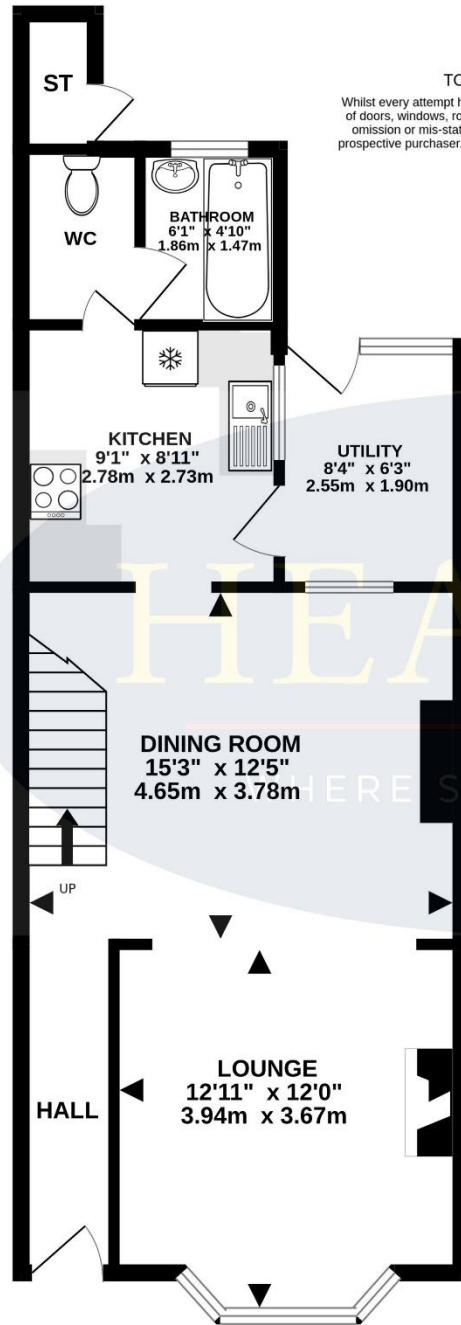




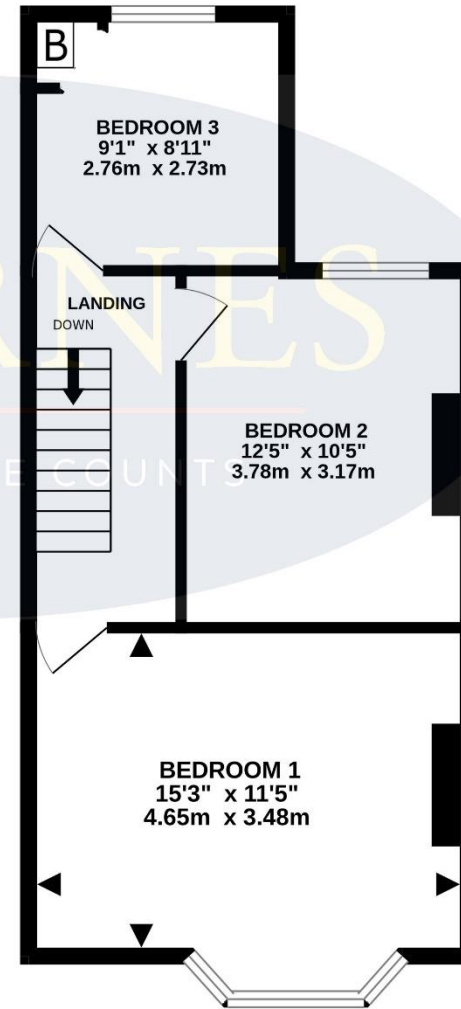
TOTAL FLOOR AREA : 1007 sq.ft. (93.6 sq.m.) approx.

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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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.





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