

**10 Charles Road, Heckford Park,
Poole, Dorset, BH15 2LZ**



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WHERE SERVICE COUNTS

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FREEHOLD PRICE £349,950

A beautifully presented and charming terraced home, set in a very popular location, close to local amenities and facilities. This delightful home, built in 1890 has been dearly loved by the current owners who have lived here for 10 years and enjoyed raising their family. Oozing with character and style from the moment you enter from the road with features to include the original tiled entrance path, beautiful stripped wooden doors and door furniture, bay windows, high ceilings and fireplaces. These original features have been blended with modern fittings to include a delightful shaker style kitchen/breakfast room with integrated appliances, replacement windows, new boiler, updated bathroom, redecoration and new flooring. The home is set out over 3 floors with a double reception room on the ground floor, 2 good sized bedrooms on the first floor with a generous family bathroom and a loft room (bedroom 3) on the top floor.

- Charming 3 double bedroom (one being a loft room) terraced home
- Double reception room with open fire (presently not used) and bay window to the front
- Extended kitchen, fitted in a range of cream shaker style units with wood effect worktops over to include a breakfast bar with space for 2 stools, and integrated appliances to include induction hob with extractor, oven, dishwasher, space for fridge/freezer, and space and plumbing for washing machine and tumble dryer. Underfloor heating and tiled floors
- Generous master bedroom with bay window and feature fireplace
- Spacious bathroom having a bath with shower over, wc and wash hand basin, wood effect flooring
- Loft room (bed three) stairs up to the second floor. Wonderful room with recently replaced windows and access into further loft storage cupboards
- Attractive, fully enclosed walled garden with rear gate access to service road behind. Side return area, ideal for storage of bikes, and low maintenance garden with artificial grass and brick storage shed. This area could be opened to the rear, so giving an off road parking bay
- Permit road parking available (the owners currently have 2 permits and always park their cars close by)

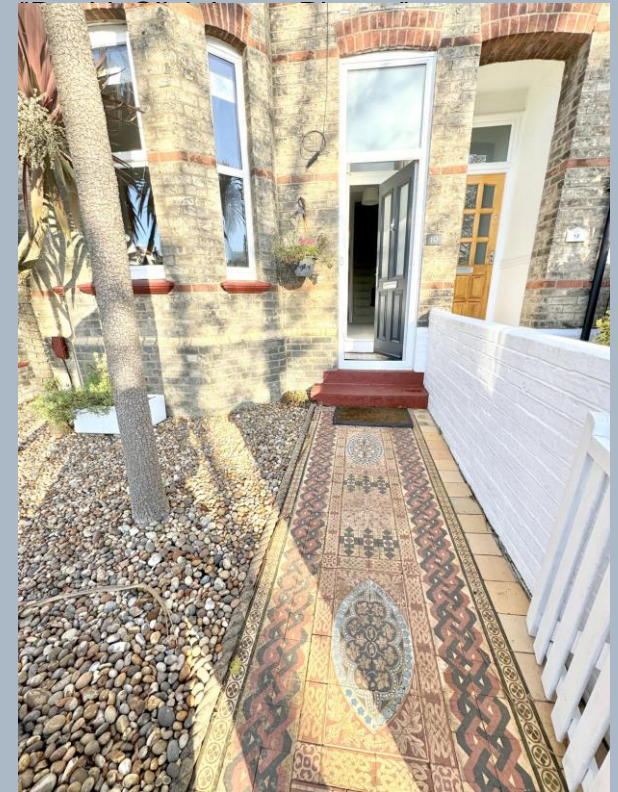
NB- Please note that the loft room does not have any building regulations, however the owner will cover this work on an indemnity policy if needed.

Location, location location! Conveniently located within 300 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

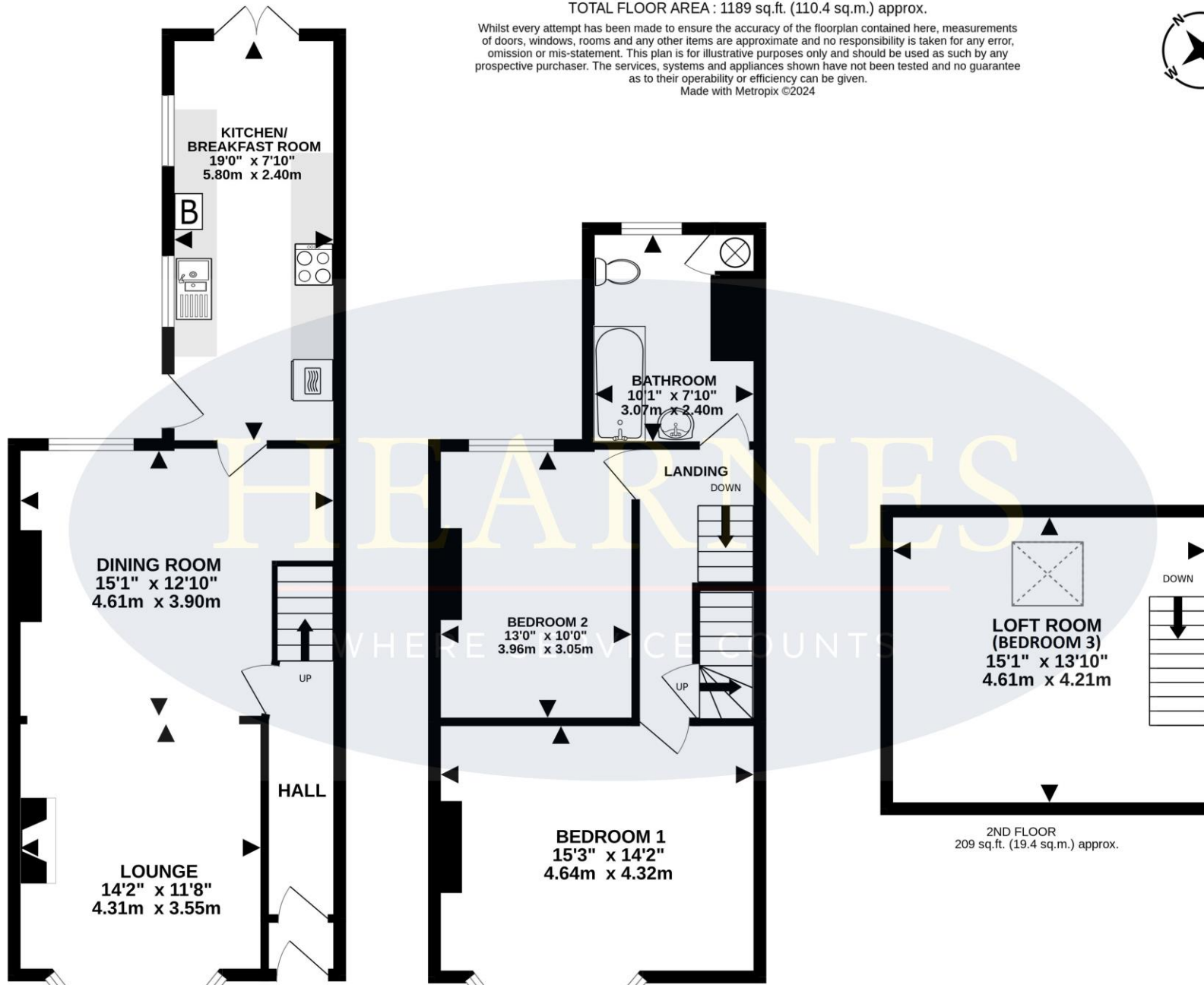
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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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