



82 Garland Road, Heckford Park, POOLE, Dorset BH15 2LD

£324,950 Freehold

A super three double bedroom mid terraced house situated in Heckford Park a short stroll away from local shops, bus routes and schools. Poole Hospital and Town centre with its array of shopping facilities and central transport links are also close to hand. The property has been recently redecorated and viewing is essential to not only appreciate its convenient location but also accommodation on offer, which comprises: 23' lounge/diner, modern fitted kitchen, utility area/rear porch and downstairs bathroom. Externally the property boasts a South Westerly aspect low maintenance garden with access to the garage/store and service lane. Further features of this ideal starter home include: new carpets, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet combined and Poole High School.

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TOTAL FLOOR AREA: 1035 sq.ft. (96.1 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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Entrance Hall 3' x 12' 10" (0.91m x 3.91m)

Lounge/Diner 23' 8" x 11' 6" (7.21m x 3.51m) max

Kitchen 14' 11" x 8' 1" (4.55m x 2.46m)

Utility/Porch 8' 1" x 2' 9" (2.46m x 0.84m)

Bathroom 8' 1" x 5' 4" (2.46m x 1.63m)

Landing Doors to

Bedroom One 14' 0" x 11' 8" (4.27m x 3.56m)

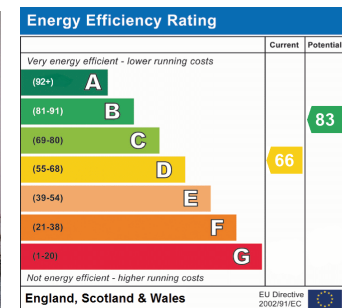
Bedroom Two 12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom Three 10' 0" x 8' 2" (3.05m x 2.49m)

Garage/Store 17' 4" x 8' 8" (5.28m x 2.64m)

Garden South Westerly aspect

Council Tax Band B



Property details contained herein do not form part of all 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.