



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.

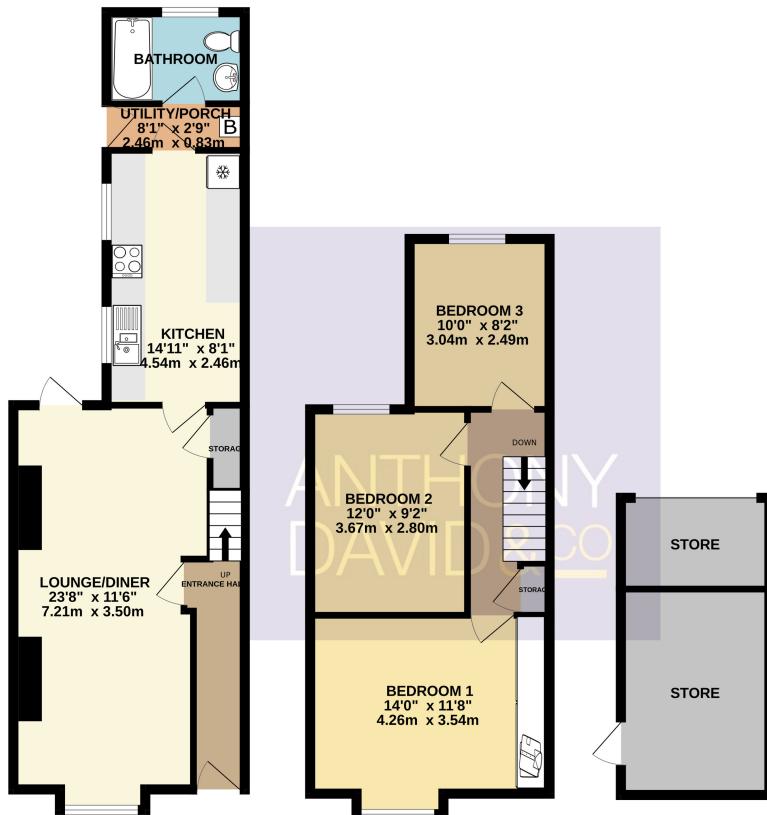
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GROUND FLOOR
482 sq ft. (44.8 sq.m.) approx.

1ST FLOOR
402 sq ft. (37.3 sq.m.) approx.

GARAGE
151 sq ft. (14.0 sq.m.) approx.



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

TOTAL FLOOR AREA : 1035 sq ft. (96.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained in this brochure, measurements of doors, windows, rooms and 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
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	