

FOR SALE

34, Garland Road, Heckford Park,  
Poole BH15 2LB



PHILIPPA SOLE



£345,000

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Charming cottage feel with modern interiors

3 double bedrooms

Nearby many leisure facilities

Close to local shopping, entertaining and transport links

Popular Primary & Secondary school catchments

Private south facing garden with rear access to shed

Freehold

Council Tax - Band B £1,593.08

Freehold

[Click here for virtual tour](#)

## About this property

A charming and well-presented three double bedroom Victorian terrace. Ideal as a main home or as a buy-to-let property due to its location and proximity to Poole Hospital. Positioned on a sunny south-facing landscaped plot, within easy reach of local facilities and transport links.

Upgraded by the present owner in recent years, this property has retained a certain charm commensurate with the Victorian period yet incorporating all that is needed for modern day living. There is scope to extend to your own personal taste, subject to the relevant planning permission if desired. On the ground floor the open plan lounge/dining room is well defined. The cosy lounge with a charming feature fireplace leads seamlessly into the dining room creating a great space for entertaining. The kitchen is fitted with a range of units and various integrated appliances with a separate area for utility and storage. Also on this level is the family bathroom and an abundance of storage facilities including a large cloakroom.

All three bedrooms on the first floor are well lit and well proportioned, with the principal featuring fitted wardrobes. The bedroom overlooking the garden benefits from being bathed in sunlight even in the winter due to not being overlooked at the rear. The property has double glazed windows, water softener and gas fired central heating.

Outside, the garden has been tastefully landscaped with low maintenance in mind. The paved terrace is perfect for sunbathing and entertaining. There is a large garden shed and rear access.

## Location

Positioned just 0.3 miles and less than a 10 minute stroll to Poole Park, where you'll find a boating lake, cafes, mini golf, tennis courts and the nostalgic mini-train. For a young family, Garland Road is situated in the catchment of the sought-after primary schools of St Mary's and Longfleet, as well as Poole High Secondary School. Poole town centre and the Quay are just over 0.5 miles away and can be reached via car or signposted cycle routes, where you can enjoy a good selection of restaurants, the marina, shopping and high-quality entertainment The Lighthouse, a world-class arts centre, home of the Bournemouth Symphony Orchestra. Poole also has a direct train line into London Waterloo, which takes approximately 2 hours, perfect for the commuter. For the water sports enthusiasts, there are a number of sailing schools locally and of course 22 miles of award winning beaches just a few miles away.





GROUND FLOOR  
APPROX. FLOOR  
AREA 540 SQ.FT.  
(50.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	81

England, Scotland & Wales

EU Directive  
2002/91/EC

PHILIPPA SOLE

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