



22 Kingston Road, Poole, Dorset BH15 2LP

Guide Price £349,950 Freehold

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A characterful three double bedroom mid terrace house conveniently situated in the popular Heckford Park within walking distance from Poole Hospital, Maternity Unit, local shops and parks. Poole Town centre is also a short distance away. This well kept home offers many original features and must be viewed to appreciate not only its superb location but also the spacious and versatile accommodation on offer, which comprises: lounge, family room, modern fitted kitchen/diner with bi-fold doors to garden, separate first floor cloakroom and stunning four piece bathroom. Externally the property boasts an enclosed low maintenance garden. Further features of this must see home include: feature fireplace, woodburner to lounge, skylight to kitchen/diner, lean to utility room, gas central heating and some double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet combined and Poole High School. NB: Permit Parking is available from BCP at circa £56 per annum. VENDOR SUITED

**ANTHONY
DAVID & CO**

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.

2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 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 Doors to

Lounge 10' 11" x 10' 0" (3.33m x 3.05m)

Family Room 12' 5" x 12' 1" (3.78m x 3.68m)

Kitchen/Diner

Lean To 8' 7" x 5' 0" (2.62m x 1.52m)

First Floor Landing Doors to

Bedroom One 12' 5" x 10' 11" (3.78m x 3.33m)

Bedroom Two 12' 5" x 9' 8" (3.78m x 2.95m)

Separate Cloakroom

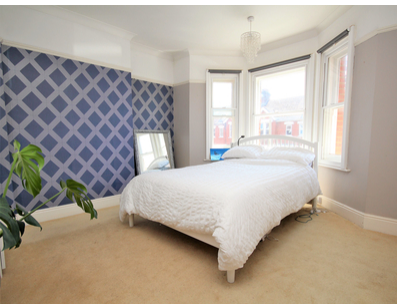
Bathroom 8' 9" x 8' 7" (2.67m x 2.62m)

Stairs to

Bedroom Three 15' 11" x 11' 3" (4.85m x 3.43m)

Garden Low maintenance

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part or 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.