



14 St Marys Road, Poole, Dorset BH15 2LH

£350,000 Freehold

**** NO FORWARD CHAIN **** A charming and characterful three double bedroom end of terrace house conveniently situated in Heckford Park on the fringes of Oakdale and Poole. within close proximity of local shops, schools and bus routes. Poole Town centre and hospital are also just a short distance away. This superb family home is beautifully presented throughout and viewing is a must to not only appreciate its convenient location but also the accommodation on offer, which comprises: sitting room, dining room, modern 23ft kitchen, downstairs cloakroom and bespoke upstairs shower room. Externally the property offers a private rear garden and off road parking. Further features include; open fire to sitting room, 'Range' cooker to kitchen, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, St Mary's Catholic Primary, Longfleet Primary, Oakdale Junior and Poole High.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



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TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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Hallway Doors to...

Sitting Room 13' 3" x 11' 7" (4.04m x 3.53m)

Dining Room 12' 3" x 12' 0" (3.73m x 3.66m)

Kitchen 23' 7" x 7' 6" (7.19m x 2.29m)

Downstairs WC 4' 9" x 3' 7" (1.45m x 1.09m)

Bedroom One 13' 3" x 12' 3" (4.04m x 3.73m)

Bedroom Two 12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom Three 10' 8" x 7' 6" (3.25m x 2.29m)

Shower Room 11' 8" x 5' 7" (3.56m x 1.70m)

Garden Rear Enclosed

Parking At rear

Council Tax Band C

Agents Note Internal photos taken prior to tenancy



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.