



**20 Elizabeth Road, Heckford Park, Poole,
Dorset, BH15 2DJ**

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FREEHOLD PRICE £250,000

A delightful, turn of the century end of terrace 2 bedroom cottage with study, double reception room, good size kitchen, private south westerly garden and parking to the rear. The home offers potential for modernisation, and a change to the layout upstairs. Currently having 2 bedrooms and a study, with a family bathroom. There are many character features to include beamed ceiling, wooden doors with larch latch handles making it feel cottagey inside. It further offers double glazed windows, gas central heating, no forward chain an excellent location, being moments from Poole Town Centre.

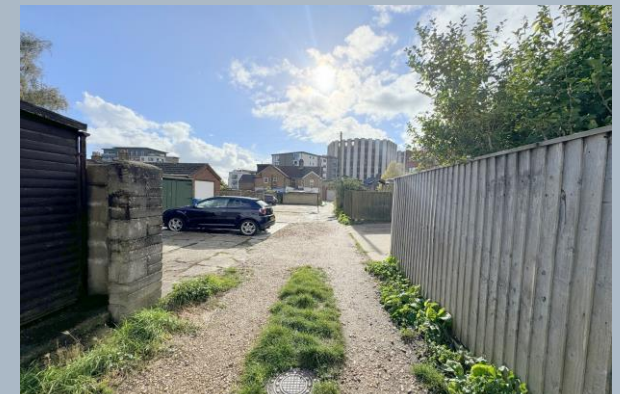
- Charming 2 bedroom, plus study, end of terrace home, built around 1900's
- Set in a quiet road with similar older style properties
- Many character internal features to include beams and wooden doors
- South westerly, very private rear garden with access at the rear to a parking bay
- Huge potential for modernising and updating
- Spacious open plan lounge/dining room leading to a good size separate kitchen
- First floor bathroom
- Potential to reconfigure the upstairs layout
- Main bedroom with a pair of built in wardrobes
- Modern double glazed windows throughout
- Gas central heating
- Vacant and sold with no forward chain

This quiet location is both convenient, yet peaceful as it is situated on a one way part of Elizabeth Road, in Heckford Park with everything on your doorstep. This is town centre living with all local amenities within walking distance. The property is conveniently located moments from the Dolphin Centre with its range of shops, leisure facilities and bus station. Poole Park with its leisure facilities and cafes is approximately half a mile, and so is the train station and hospital. The bustling and ever popular Poole Quay is within 1 mile, and the harbourside at Baiter Park, close by too. The sandy bathing beaches are also within easy reach, just over 3 miles away. Currently this property is in the catchment area for Longfleet CE Primary School & Poole High School

COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR

1ST FLOOR



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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