



54 Kingston Road, Heckford Park, Poole, Dorset BH15 2LS

£315,000 Freehold

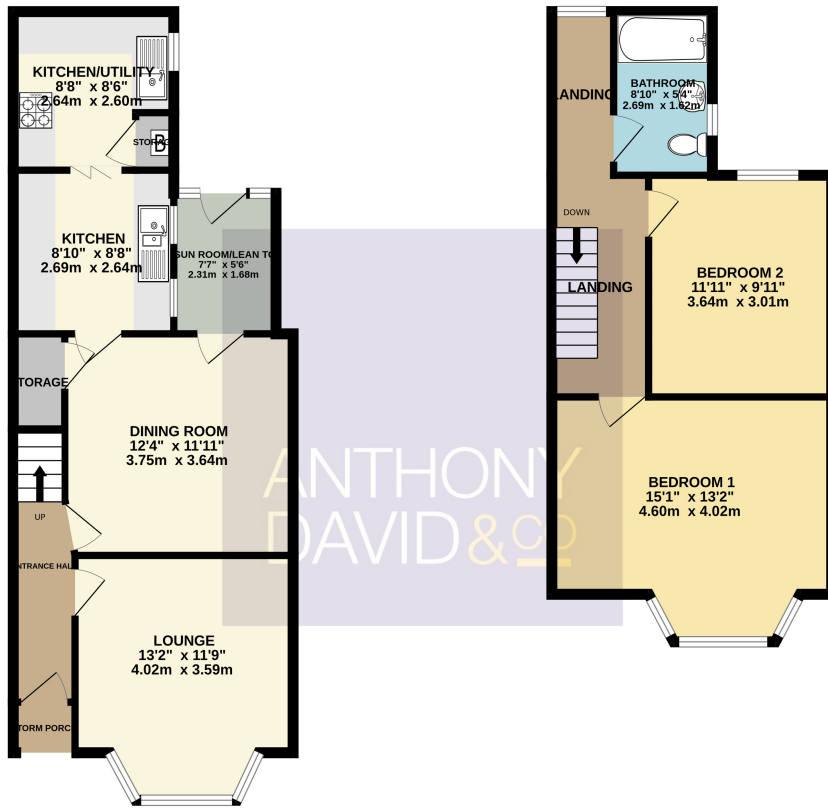
info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**** NO FORWARD CHAIN **** A characterful two double bedroom mid terraced house ideally situated a short walk away from Poole Hospital and Maternity Unit. Poole Town centre with its array of shopping facilities and central transport links is also a short distance away. The property presents an ideal first time buy/ready made investment and viewing is highly advised to not only appreciate its convenient location but also the good sized accommodation on offer, which comprises: lounge, dining room, kitchen, kitchen/utility area, sun room/lean to and a newly fitted bathroom. Externally there is a low maintenance garden proving rear access to a service lane. Further features include: storage cupboard, gas central heating and UPVC double glazing. Nearby Schools - St Mary's Catholic Primary, Longfleet Primary and Poole High.

**ANTHONY
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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA - 984 sq.ft. (91.4 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 13' 2" x 11' 9" (4.01m x 3.58m)

Dining Room 12' 4" x 11' 11" (3.76m x 3.63m)

Kitchen 8' 10" x 8' 8" (2.69m x 2.64m)

Kitchen/Utility Area 8' 8" x 8' 6" (2.64m x 2.59m)

Sun Room/Lean To 7' 7" x 5' 6" (2.31m x 1.68m)

Landing Doors to

Bedroom One 15' 1" x 13' 2" (4.60m x 4.01m)

Bedroom Two 11' 11" x 9' 11" (3.63m x 3.02m)

Bathroom 8' 10" x 5' 4" (2.69m x 1.63m)

Garden Low maintenance

Council Tax Band C



Energy Efficiency Rating		Current	Potential
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		70	84
		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.