



11 Tatnam Road, Poole, Dorset BH15 2DW

£330,000

brown & kay



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THE PROPERTY

Brown and Kay are delighted to market this recently refurbished three bedroom semi-detached house in the sought after area of Heckford Park. This spacious home offers excellent accommodation throughout, with the ground floor comprising two good-sized reception rooms, providing flexible living and dining space, along with a fitted kitchen to the rear. The layout is ideal for both family living and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making the property perfectly suited to growing families or those looking for additional space. Outside, the property benefits from a sunny rear garden, ideal for relaxing or outdoor dining. To the rear, there is the added advantage of off-road parking. Further benefits include gas central heating and double glazing. Offered for sale with no forward chain, this property presents an ideal opportunity for buyers seeking a straightforward move.

Heckford Park is a very popular residential area ideally placed to take advantage of the close proximity to Poole Hospital, town centre and local schools. The main town is within walking distance and there you will find a wide and varied range of shopping facilities as well as the main bus depot and train station with links to London Waterloo. With leisure in mind, miles upon miles of sandy beaches and promenade stretch from the famous Sandbanks through to Bournemouth and beyond.

MATERIAL INFORMATION

Tenure - Freehold
 Parking - Driveway at the rear and restricted on road parking.
 Utilities - Mains Electric, Gas and Water
 Drainage - Mains Drainage
 Broadband - Refer to ofcom website
 Mobile Signal - Refer to ofcom website
 Council Tax - Band C
 EPC Rating - D

KEY FEATURES

- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- NO FORWARD CHAIN
- PARKING TO THE REAR
- SOUTHERLY ASPECT REAR GARDEN
- IDEAL FAMILY HOME
- RECENTLY REDECORATED
- POPULAR RESIDENTIAL LOCATION
- COUNCIL TAX - BAND C
- MOMENTS FROM POOLE TOWN CENTRE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	79
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Total floor area: 85.3 sq.m. (918 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io