

**St Marys Road, Heckford Park
Poole, Dorset BH15 2LJ**



HEARNES

WHERE SERVICE COUNTS

St Marys Road, Heckford Park, Poole, Dorset BH15 2LJ

Freehold Guide Price £300,000

A spacious 3 bedroom, 2 reception room semi-detached family home with off road parking and a good size 50ft x 30ft westerly facing rear garden. The current owner has resided here for the past 20 years and has really enjoyed the convenient and sought-after setting that Heckford Park offers. Located just over half a mile from Poole Town Centre and currently in the catchment for Longfleet CE Primary School.

- A well presented 3 bedroom, 2 reception room spacious semi-detached family home.
- Well equipped kitchen including a fridge, freezer, cooker, washing machine and a door to the garden.
- Bright and airy feel throughout with high ceilings
- Off road parking
- Offers potential for modernisation
- Family bathroom with a shower over the bath
- Double glazed throughout
- Heating via wall mounted programmable heaters
- A fully enclosed and mature 50ft x 30ft rear garden with patio areas for outside dining

Heckford Park was built largely during the 19th century and has since been designated by the Borough of Poole to be an 'area of character' and has become a conservation area. It lies to the North of Poole Town Centre in the district of Longfleet. Longfleet Primary School is less than ½ a mile away and currently has a 'good' rating from its latest Ofsted report. The property is also conveniently located for Poole Park, roughly ½ a mile away, with its leisure facilities and cafes, the bustling and ever popular Poole Quay is within one and a half miles, and the town centre with its excellent range of shops, cafés and restaurants within a mile. The sandy bathing beaches are also within easy reach, just over three miles away.

COUNCIL TAX BAND: C

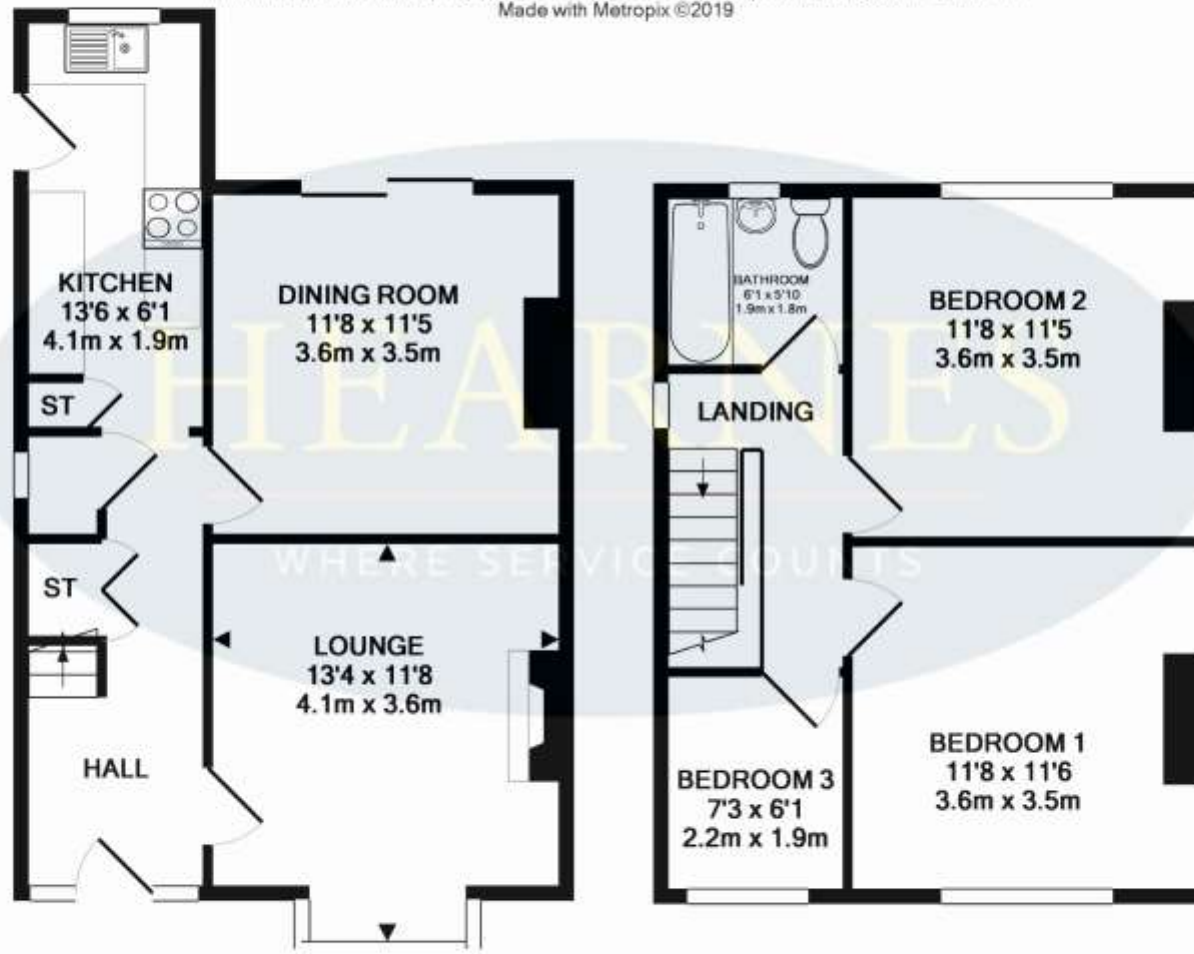
EPC RATING: F

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



TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

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