



## Charles Road, Poole BH15 2LZ

Situated within the extremely popular location of Heckford Park lies this superb Victorian terraced house offering an abundance of charm and character. There is spacious and well configured living accommodation on offer to include a 27ft approx. lounge/dining room and 19ft approx. kitchen/breakfast room. The property is a short walk away from the town centre.

**EPC: 59 Council Tax Band: C Price: £349,950**









## Key Features

- CHARMING CHARACTER VICTORIAN TERRACED HOUSE
- ENTRANCE HALLWAY
- 27ft APPROX. LOUNGE/DINING ROOM WITH BEAUTIFUL FIREPLACE
- 19ft APPROX. KITCHEN/BREAKFAST ROOM WITH FRENCH DOORS LEADING TO THE GARDEN
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- LOW MAINTENANCE REAR GARDEN WITH POTENTIAL TO CREATE OFF ROAD PARKING
- EXCELLENT LOCATION
- SHORT WALK TO TOWN CENTRE

## The Property

The hallway provides access to the first floor and a stripped wooden glazed door leads through to the stunning through lounge/dining room with bay window and feature open fireplace.

From here a further stripped wooden door leads to the 19ft approx. kitchen breakfast/room with underfloor heating, utility area/corner and French Doors lead out on to the rear garden.

There are three good size double bedrooms, a spacious family bathroom and gas central heating UPVC double glazing throughout.

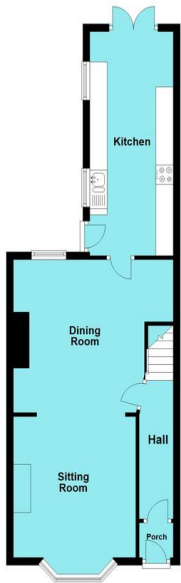
To the rear there is a very well maintained low maintenance rear garden with space down the side that allows for plenty of storage. A gate provides access to the service lane and there is the potential to create off road parking.

This wonderful property is close to local amenities and a short walk away from the popular Longfleet Primary School.

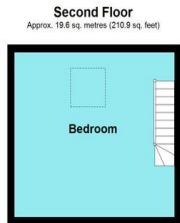
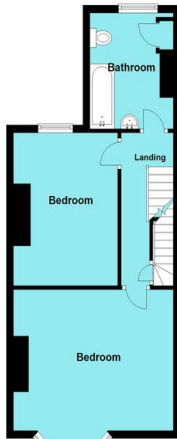
The town centre, Poole Park and the Quay are a little further on with an array of shops, cafes, pubs and restaurants.



**Ground Floor**  
Approx. 50.0 sq. metres (538.1 sq. feet)



**First Floor**  
Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 112.7 sq. metres (1213.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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