

**Shaftesbury Road, Heckford Park,
Poole, Dorset, BH15 2LT**

**£289,950
Freehold**



'Gratwickle Cottage' is a charming character end of terrace set within arguably the best location within the very popular Heckford Park area. The accommodation comprises of an entrance vestibule, cosy lounge, separate dining room, 15ft approx. galley style kitchen, rear lobby, ground floor bathroom, two double bedrooms with an additional room which is accessed via bedroom two and this has the potential to be utilised as third bedroom, en-suite or walk in wardrobe. Whilst there is UPVC double glazing, the property does require modernisation throughout and this represents an ideal refurbishment for the project seekers. There is a superb family rear garden which we feel is a particular feature with a number of fruit trees and this leads up to a good size detached garage with an off road parking space to the front accessed from Heckford Lane.

WOODEN PART DOUBLE GLAZED MULTI-PANED OPAQUE SIDE ENTRANCE DOOR Leads through to:

ENTRANCE VESTIBULE Smooth set ceiling, stairs give access to the first floor landing and accommodation, doors then lead off to:

LOUNGE 12' into recess x 10' (3.66m x 3.05m) Coved and textured ceiling, UPVC double glazed window to the front aspect, cupboard housing the electric consumer unit, coal effect gas fire with tiled hearth inlay and mantel surround, either side of the chimney breast is fitted shelving.

DINING ROOM 12' into recess x 12' 1" to understairs (3.66m x 3.68m) Coved and textured ceiling, light point, gas fire with back boiler, cupboard housing the hot water cylinder, either side of the chimney breast is fitted cupboards and shelving, UPVC double glazed opaque window to side aspect and UPVC double glazed door providing access to the side and into the rear garden. Sliding door leads through to:

KITCHEN 15' 2" x 6' (4.62m x 1.83m) Comprising a range of matching coloured wall and base units with drawers plus upright storage, combination of part tiled and wooden panelled walls with shelving, roll edge worksurfaces and to the side there is a stainless steel drainer sink with pillar taps, space for free standing appliances currently including gas cooker, washing machine, under counter fridge with freezer compartment, telephone point, two UPVC double glazed windows to the side aspect, tiled ceiling with strip lights, fitted bi-folding table, extractor fan, chequered tiled floor. From the kitchen a doorway leads through to:

REAR LOBBY Tiled ceiling, light point, UPVC double glazed opaque door leading out onto the garden, continuation of the chequered floor, doorway leads through to:

GROUND FLOOR BATHROOM 7' 2" x 5' 7" (2.18m x 1.7m) Comprising a three piece suite to include enamel panel enclosed bath with pillar taps, pedestal wash hand basin with pillar taps with mirror, strip light and shaver point above, low flush WC, part tiled walls, towel rail, extractor fan, glass fronted storage cabinet with three drawers and a glass shelf, UPVC double glazed opaque window to rear aspect, tiled ceiling, light point, wood effect laminate flooring.

FROM THE ENTRANCE VESTIBULE, STAIRS GIVE ACCESS TO:

FIRST FLOOR LANDING AREA Smooth set ceiling, light point, doors then lead off to:

BEDROOM 1 12' into recess x 10' (3.66m x 3.05m) Coved ceiling, light point, UPVC double glazed window to front aspect, over stairs storage cupboard with shelving plus fitted wardrobe to one side of the chimney recess with hanging rail and locker storage above.



BEDROOM 2 10' 9" x 10' (3.28m x 3.05m) UPVC double glazed window overlooking the rear garden, wardrobes with sliding door, shelving and hanging rails, locker storage above, loft access hatch, wooden door then leads through to:

BEDROOM 3 15' 3" x 6' (4.65m x 1.83m) Smooth set ceiling, light point, UPVC double glazed opaque window to side aspect and further UPVC double glazed window to the rear overlooking the garden.

OUTSIDE - FRONT A pathway leads up to the side entrance door, there is a selection of mature plants and shrubbery with most the garden being laid to lawn. A wooden latch gate gives access down the side and into:

OUTSIDE - REAR In our view the good size family rear garden is a particular feature of this quaint property and there is space down the side which could be utilised for storage and there is currently a small storage shed. From here the garden has a pathway to one side with sections laid to lawn and there are a number of fruit trees. To the rear there is a **DETACHED GARAGE** with a parking space in front accessed via Heckford Lane. The good size garage has wooden glazed double opening doors, pitched roof, power and light.

COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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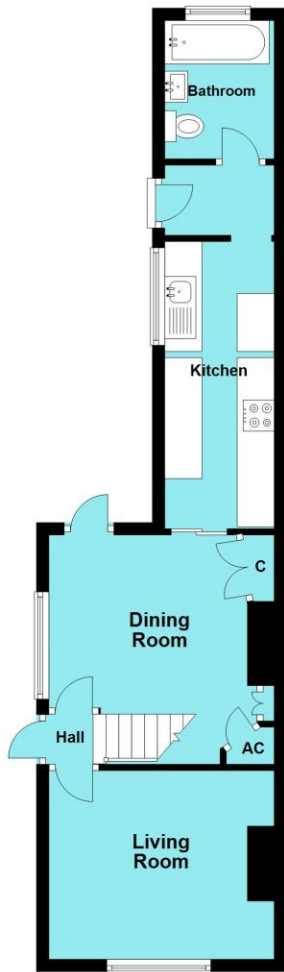


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 72.4 sq. metres (779.4 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.



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