

**4 Cranes Mews, Heckford Park,
Poole, Dorset, BH15 2DF**

**£275,000
Freehold**



Situated within a no through road in the ever popular Heckford Park area lies this detached house with the accommodation comprising of an entrance hallway, lounge/dining room leading to a conservatory, three bedrooms and bathroom. Whilst there is UPVC double glazing and gas fired central heating, the property does require modernisation throughout, which we feel represents an ideal refurbishment project. There is an attached garage, a small wrap around garden/patio and just a short walk away you will find Poole Hospital, Poole Park, the Dolphin Shopping Centre, bus/coach and mainline London railway stations

PART UPVC DOUBLE GLAZED OPAQUE DOOR

With matching side panels, leads through to:

ENTRANCE HALLWAY Part coved and textured ceiling, smoke detector, light point, double panelled radiator, wall mounted thermostat control dial, telephone point, stairs give access to first floor accommodation, doors lead through to:

LOUNGE/DINING ROOM 16' x 11' 5" max. (4.88m x 3.48m) Coved and textured ceiling, smoke detector, two light points, radiator, TV point, understairs storage cupboard with door leading through to the integral garage (height restriction applies), two wall lights, aluminium framed double glazed sliding patio doors lead through to:

CONSERVATORY 12' 5" x 9' (3.78m x 2.74m) Part brick built in construction with sloping polycarbonate roof, UPVC part double glazed door leading out onto the garden, double glazed windows to side and rear aspects, TV point, two wall mounted lights.

KITCHEN 10' x 7' 7" (3.05m x 2.31m) Comprising a range of matching wall and base units to include drawers, roll edge worksurfaces incorporating stainless steel drainer sink with mixer tap, space for free standing appliances to include cooker, washing machine and upright fridge/freezer, wall mounted boiler, part tiled walls, coved and textured ceiling, strip light, UPVC part double glazed door with two UPVC double glazed side windows leads out onto the garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO:

FIRST FLOOR LANDING Coved and textured ceiling, light points, smoke detector, doors lead off to:

BEDROOM 1 10' x 10' (3.05m x 3.05m) Coved and textured ceiling, light point, UPVC double glazed window, radiator.

BEDROOM 2 9' 8" x 6' 5" (2.95m x 1.96m) Coved and textured ceiling, light point, UPVC double glazed window, radiator.

BEDROOM 3 9' into bay window x 9' (2.74m x 2.74m) Coved and textured ceiling, light point, UPVC double glazed bay window, radiator, over stairs storage with hanging rail and slatted shelving.

BATHROOM 6' 3" exc. door recess x 6' (1.91m x 1.83m) Comprising of a coloured three piece suite to include panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with pillar taps, low flush WC, part tiled walls, UPVC double glazed opaque window, coved and textured ceiling, light point, loft access hatch providing roof storage space, airing cupboard housing the hot water tank with slatted shelving above for linen storage, radiator.



OUTSIDE - FRONT There is a SINGLE ATTACHED GARAGE with pitched roof, up and over door, power and light. To the side there is a gate that leads through to the side garden.

OUTSIDE - SIDE The side garden has a hardstanding patio/pathway abutting the property and conservatory with a selection of mature plants, trees and shrubbery throughout and the garden is enclosed with close boarded fencing.

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.

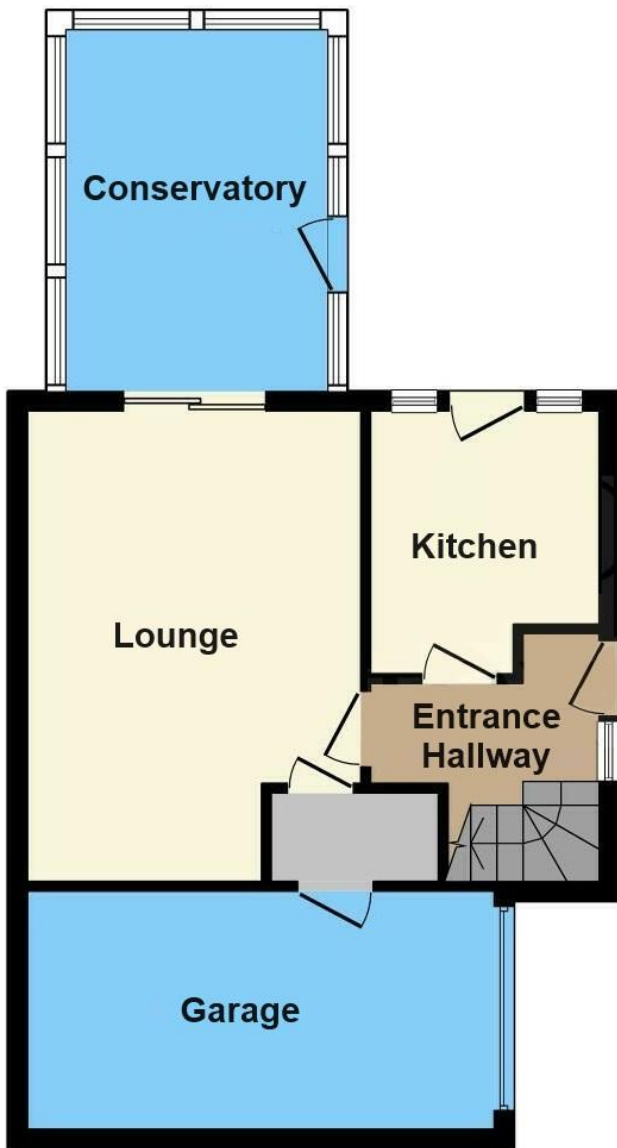
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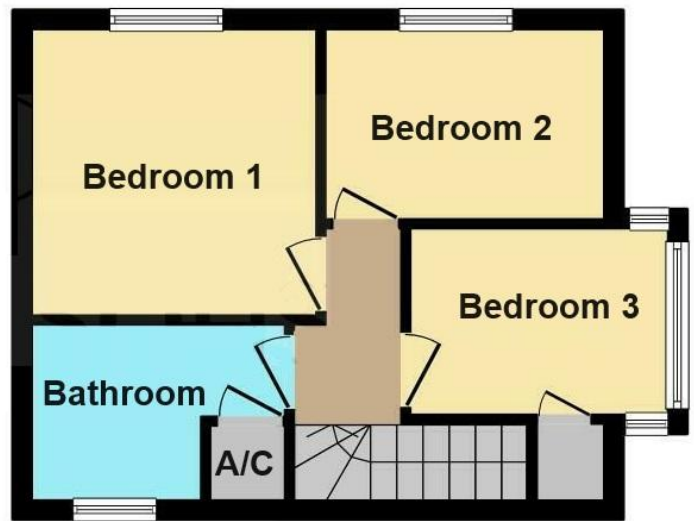


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Ground Floor



First Floor

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