



## St. Margarets Road, Heckford Park, Poole BH15 2DL

A three bedroom character end of terrace home situated in a convenient location within walking distance of local amenities and the centre of Poole and offered with the benefit of No Forward Chain.

**EPC: TBC Council Tax Band: C Price: £350,000 Freehold**







## Key Features

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- THREE BEDROOM END OF TERRACE HOME
- OFF ROAD PARKING
- GENEROUS LOUNGE/DINER
- GAS FIRED CENTRAL HEATING
- KITCHEN WITH DUAL ASPECT WINDOWS
- UPVC DOUBLE GLAZING
- FAMILY BATHROOM
- CONVENIENT LOCATION
- ENCLOSED REAR GARDEN
- GOOD DECORATIVE ORDER

## The Property

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Located towards the end of St Margarets Road, the property occupies a quiet position yet is just moments away from the centre of Poole and all of its amenities.

The property benefits from gas fired heating with radiators and UPVC double glazing and the accommodation comprises of a reception hall with wood effect laminate flooring which opens to the generous lounge/dining room with attractive exposed floor boards, a bay window to the front aspect with shutter blinds and a window overlooking the rear garden, again with shutter blinds. From the dining area a door gives access to the kitchen which has

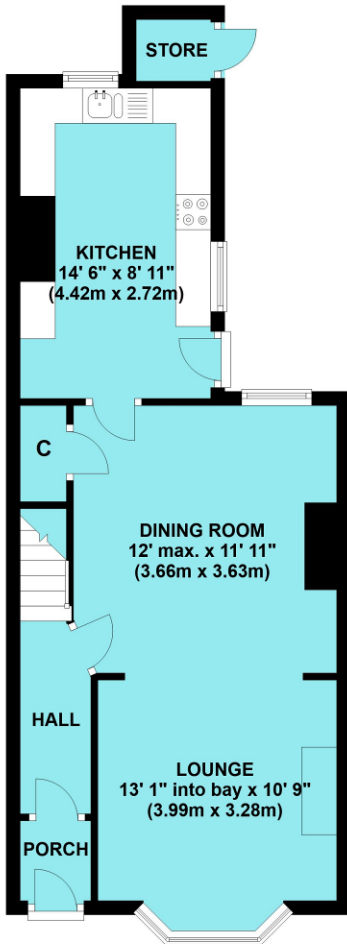
dual aspect windows and door leading to the rear garden.

To the first floor there is a generous landing area, the master bedroom enjoys a bay window to the front aspect, there are then two further bedrooms and the family bathroom.

A particular feature of the property is the good size low maintenance rear garden which is fully enclosed and has timber panelled shed and outside storage cupboard and a gate at the rear of the garden gives access to a driveway providing off road parking for two vehicles.

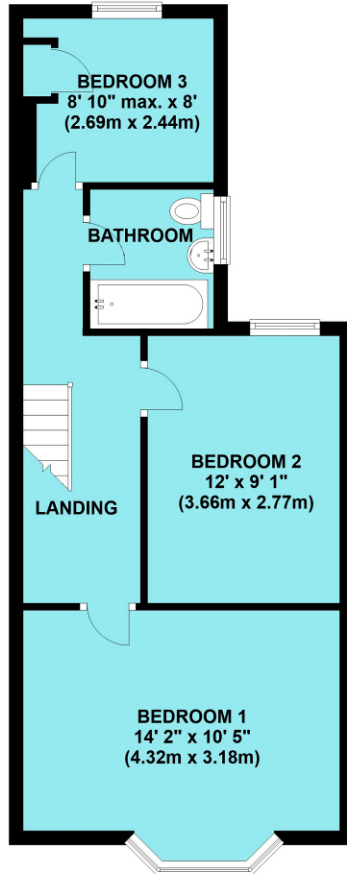
**Ground Floor**

Approx. 45.6 sq. metres (490.5 sq. feet)



**First Floor**

Approx. 44.8 sq. metres (481.7 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 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		85
(69-80)	C		
(55-68)	D	66	
(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			

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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