



**81 Garland Road, Heckford Park, Poole BH15 2LD**  
**Guide Price £500,000 Freehold**





**\*\* SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED \*\*** This spacious family house, boasting 4/5 bedrooms, occupies a corner plot in the highly desirable Heckford Park area. Although it requires modernization, this impressive property holds immense potential, best appreciated through an internal viewing. The ground floor comprises a sitting room, a kitchen/dining room, a conservatory, a sunroom, a cloakroom, and a versatile reception/bedroom 5, along with a bathroom and a shower room. On the first floor, there are four bedrooms, a study, a family bathroom, and a separate WC. The sizable loft is boarded and features two dormer windows. The house is conveniently located within walking distance of Poole General and Poole Maternity Hospitals, as well as being in close proximity to Poole Town Centre with its wide range of amenities, including shops, bars, restaurants, cinemas, theatres, and excellent transport links via rail, ferry, bus, and coach stations. Notably, this property is being sold with no forward chain.

It's worth mentioning that the property was initially utilized as a hardware retail shop/business, with a spacious forecourt, garages, and yard access at the rear, alongside the attached living accommodation. The business faced the existing Tatnam shops, which remain in operation to this day. There is the potential for this property to be converted back into a business with living quarters if desired.

**Entrance Porch:**

**Entrance Hall:**

**Sitting Room:**  
4.27 x 3.96 (14'0" x 12'11")

**Conservatory:**  
6.91 x 2.57 (22'8" x 8'5")

**Reception/Bedroom Five:**  
5.13 x 4.27 (16'9" x 14'0")

**Ground Floor Bathroom:**

**Ground Floor Shower Room:**

**Kitchen/Dining Room:**  
6.31 x 3.96 (20'8" x 12'11")

**Sun Room:**

**Ground Floor Cloakroom:**

**Bedroom One:**  
5.08 x 4.34 (16'7" x 14'2")

**Bedroom Two:**  
4.29 x 3.96 (14'0" x 12'11")

**Bedroom Three:**  
3.96 x 3.94 (12'11" x 12'11")

**Bedroom Four:**  
2.62 x 2.24 (8'7" x 7'4")

**Study:**  
2.13 x 2.08 (6'11" x 6'9")

**Family Bathroom:**

**Separate WC:**

**Two Single Garages:**

**Tenure**

Tenure: FREEHOLD

Postcode: BH15 2LD

EPC: E

Council Tax: C £1733.67 2022/2023

School Catchment Area: Please contact BCP for current admission information

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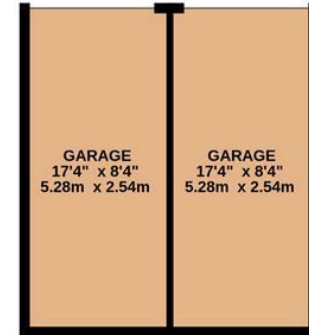
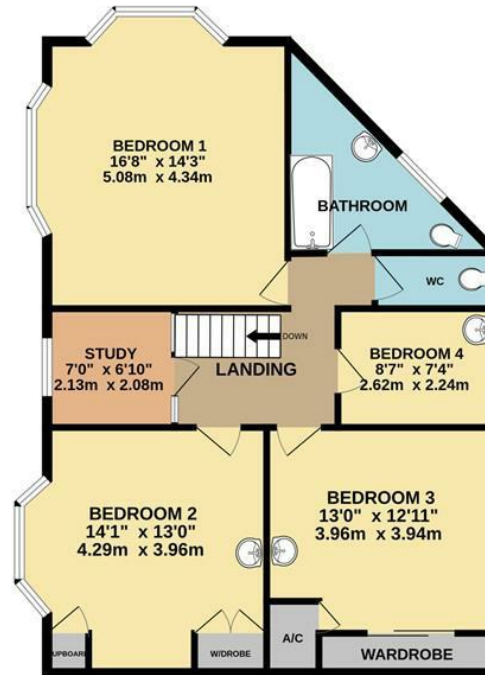
**Disclaimer:**



GROUND FLOOR  
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR  
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA : 2298 sq.ft. (213.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**All room dimensions given above are approximate measurements**

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			