



60 Heckford Road, Heckford Park, Poole BH15 2LY

Set within the popular Heckford Park area lies this three-bedroom Victorian end of terrace house requiring modernisation. There is generous size living accommodation on offer to include a 17ft approx. lounge, separate dining room and 18ft approx. kitchen breakfast room. To the front there is off road parking with a sunny southerly aspect courtyard garden to the rear and the property is offered with no forward chain.

EPC: 68 Council Tax Band: C Price: £315,000 Freehold

 **3**  **1**  **2**





Key Features

- CHARMING CHARACTER END TERRACE REQUIRING MODERNISATION
- WELCOMING ENTRANCE HALLWAY WITH WHITE WASHED EXPOSED FLOOR BOARDS
- 17ft APPROX LOUNGE WITH BAY WINDOW & GAS FIREPLACE
- SEPARATE DINING ROOM
- 18ft APPROX KITCHEN/BREAKFAST ROOM
- THREE GOOD SIZE BEDROOMS
- LARGE BATHROOM
- OFF ROAD PARKING
- SOUTHERLY ASPECT REAR GARDEN
- EXCELLENT LOCATION & NO FORWARD CHAIN

The Property

Initially there is a porch which leads into the welcoming entrance hallway with whitewashed floorboards. Stairs with banister and balustrade provide access to the first floor and doors lead of to the principal ground floor rooms.

To the front there is a good size lounge with a bay window and there is a separate dining room located behind, and to the rear there is a generous size kitchen breakfast room overlooking the rear garden.

On the first floor there are three good size bedrooms serviced by a large family bathroom.

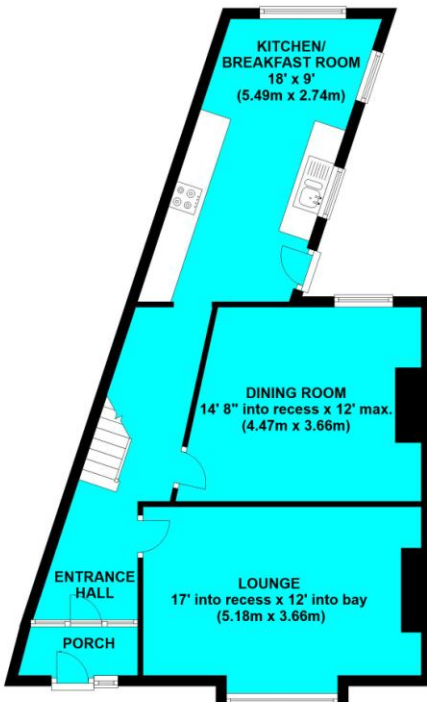
The outside front provides off road parking and there is a sunny southerly aspect courtyard style rear garden.

The property does require modernisation and represents an ideal refurbishment project for purchasers looking to place their touch on their family home.

There are popular local schools close by including Longfleet combined school, along with amenities and excellent bus services. The centre of Poole, with a main line London railway station, Poole Park and the Quay are a short walk away.

Ground Floor

Approx. 61.6 sq. metres (662.8 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



Total area: approx. 117.2 sq. metres (1261.9 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 and 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		
(55-68) D	68	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.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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