

# GREYS

ESTATE AGENTS



Garland Road, Heckford Park, Poole, BH15 2LA

Asking Price

- Three Bedrooms
- UPVC / GCH
- Two Bathrooms
- Large Rear Garden
- Driveway With ORP
- Extended Semi-Detached House
- Off Road Parking
- Two Reception Rooms
- Close To Amenities & Poole Hospital
- No Forward Chain

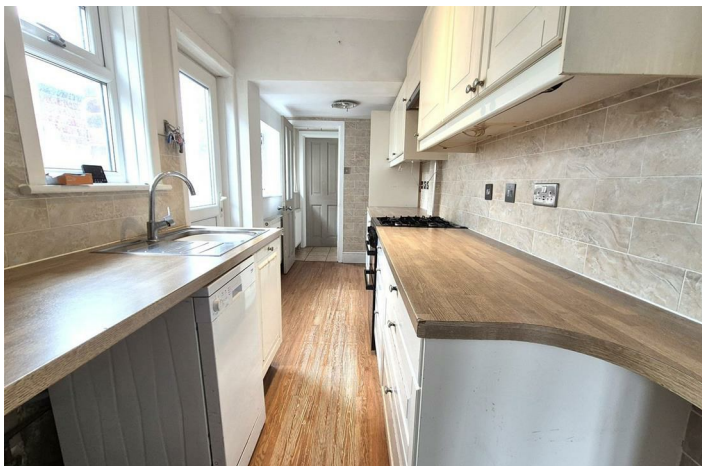
**£340,000**

# Garland Road, Heckford Park, Poole, BH15 2LA

NEW PRICE >>> NO FOWARD CHAIN / EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE WITH TWO BATHROOMS AND A GOOD SIZE REAR GARDEN >>> Greys Estate Agents are pleased to offer for sale this extended semi-detached house situated on Garland Road Heckford Park Poole. The property comprises: Three bedrooms, open plan lounge / diner, sitting room, kitchen, downstairs bathroom, upstairs family bathroom and large rear garden. The property also benefits from UPVC double glazing, gas central heating and off road parking.



Council Tax Band:



### ENTRANCE HALL

The property is accessed via a UPVC door into the hallway with front aspect UPVC window, radiator, under stairs storage cupboard, under stairs open area, stairs to the first floor and doors to the lounge and kitchen. The floor has been laid to laminate and the ceiling is smooth set with coving.

### LOUNGE

10'11" x 8'11" (3.32 x 2.71)

The lounge has a front aspect UPVC window, radiator, fireplace alcove and chimney recess storage. The floor has been laid to laminate and the ceiling is smooth set with coving.

### SITTING ROOM

12'1" x 10'1" (3.69 x 3.08)

The sitting room has a radiator, featured fireplace, gas fire with surround and opening to the dining room. The floor has been laid to laminate and the ceiling is smooth set with coving.

### DINING ROOM

16'11" x 8'5" (5.15 x 2.56)

The dining room has two rear aspect UPVC windows, radiator, two Velux skylights and rear aspect UPVC French doors. The ceiling is smooth set.

### KITCHEN

14'9" x 5'10" (4.49 x 1.79)

The kitchen has a side aspect UPVC window, radiator, stainless steel sink and drainer unit with mixer tap, worktops with drawers and cupboards under, range of eye level units over, space and plumbing for a washing machine, space for a tall fridge / freezer and free standing gas cooker, recirculating extractor over, side aspect UPVC single door and door to the downstairs bathroom. Luxury vinyl tiles have been laid, part tiled walls and the ceiling is smooth set.

### DOWNSTAIRS BATHROOM

8'4" x 6'0" (2.53 x 1.83)

The bathroom has a rear aspect UPVC frosted window, towel rail radiator, toilet, vanity wash hand basin, bidet, panel enclosed bath with mixer tap and shower head attachment. The floor has been laid to tiles, part tiled walls and the ceiling is smooth set.

### BEDROOM ONE

12'3" x 10'0" (3.74 x 3.06)

Bedroom one has a rear aspect UPVC window, radiator, fitted wardrobes with shelving and hanging space and an integrated chest of drawers. The ceiling is smooth set with coving.

### BEDROOM TWO

9'9" x 9'4" (2.98 x 2.85)

Bedroom two has a front aspect UPVC window, radiator and inset fitted wardrobes with shelving and hanging space. The floor has been laid to laminate and the ceiling is smooth set with coving.

### BEDROOM THREE

8'10" x 6'0" (2.70 x 1.82)

Bedroom three has a rear aspect UPVC window, radiator and access to loft space via a hatch. The floor has been laid to laminate and the ceiling is smooth set with coving.

### BATHROOM

4'11" x 4'7" (1.51 x 1.39)

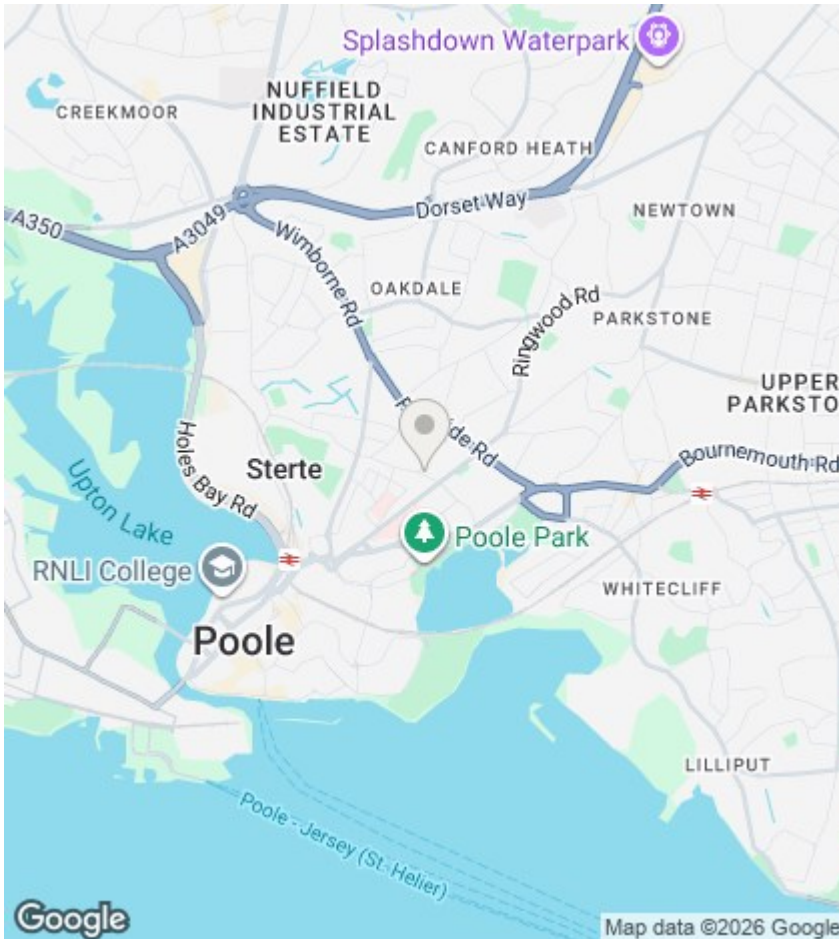
The bathroom has a front aspect UPVC frosted window, towel rail radiator, toilet, vanity wash hand basin and thermostatic shower over a panel enclosed bath with mixer tap. Ceramic floor tiles have been laid, part tiled walls and the ceiling is smooth set with spotlights and extractor.

### OUTSIDE - REAR

The generous sized rear garden is laid to patio with grass and gravel areas beyond, stone built BBQ, outside water tap, large garden shed to the far rear, which is screened by a shrubs, bushes. All is enclosed by fence with various stone and shingle borders and side access via a wooden gate.

### OUTSIDE - FRONT

The front garden has a large driveway providing ample off road parking for approximately three cars, the remainder is laid to lawn and all is enclosed by bushes and fence.



### Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

### Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

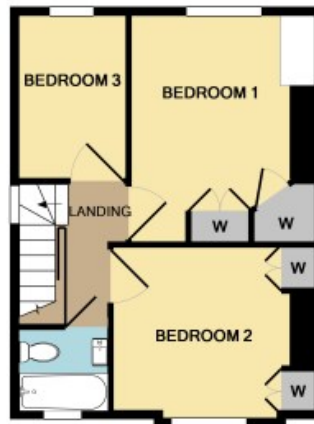
### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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