



70 Kingston Road, Heckford Park, Poole BH15 2LS

*** INVESTMENT BUYERS ONLY ***

Four bedroom detached house currently split into two separate flats in the heart of Heckford Park benefits from allocated parking/private garden area and a large loft space.

EPC: TBC **Council Tax Band:** TBC **Price:** £364,950 Freehold

 **4**  **2**  **3**





Key Features

- CURRENTLY ARRANGED AS TWO FLATS
- CONVENIENT LOCATION
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- LARGE LOFT SPACE WITH POTENTIAL TO EXTEND (STPP)
- OFF ROAD PARKING
- PRIVATE GARDEN AREA
- EXCELLENT LOCATION WITHIN HECKFORD PARK
- NO FORWARD CHAIN

The Property

Currently arranged as two separate flats with the ground floor flat comprising lounge/dining room with feature bay window, two good size bedrooms and a kitchen with door leading out to the private garden area and a three piece bathroom suite.

The first floor is currently arranged with two good size bedrooms, a separate lounge, kitchen and bathroom.

Outside to the front is a small garden area enclosed by a low level brick wall and to the rear there is off road parking which could also be used as a garden area.

A particular feature is the potential to extend (STPP) into the large attic space with two Velux windows and generous head height which access can be gained from a folding ladder on the landing, or, alternatively, the property could be converted into a detached house.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

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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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