



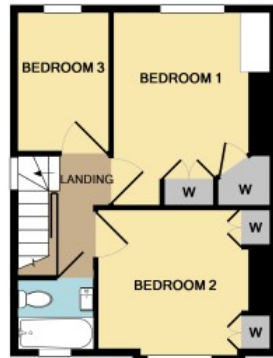
## 17 Garland Road, Heckford Park, Poole, BH15 2LA

£350,000

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



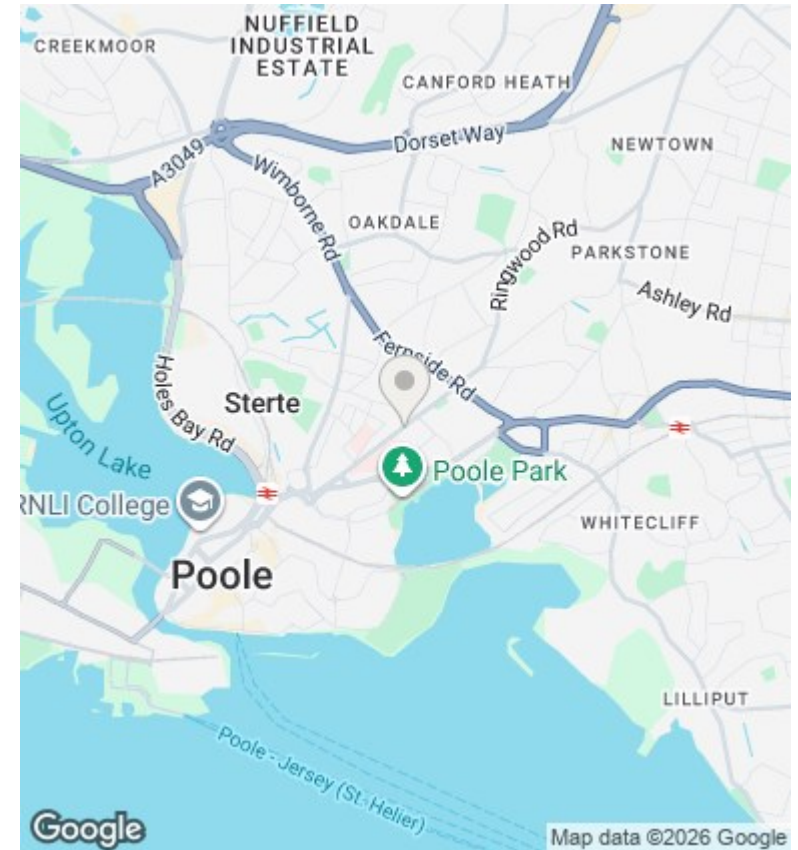
GROUND FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.2 SQ.M.)



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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## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	