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Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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Hercules Road, Poole

Poole, BH15 4JA

£279,950 Freehold



- **FREEHOLD TERRACED HOUSE**
- **CONSERVATORY**
- **GARAGE AND CAR PORT**
- **GAS CENTRAL HEATING**

- **THREE BEDROOMS**
- **ENCLOSED REAR GARDEN**
- **ADDITIONAL PARKING**
- **EPC C**



## General

A great opportunity to acquire a family-sized, three-bedroom house in a quiet close with front and rear gardens, conservatory, gas central heating, garage, car port and two parking spaces. This property offers significant potential to re-model and to extend the living space and will appeal to creative homemakers.

### Lounge 9'9" x 13'1" (2.98m x 4.0m)

With pendant light fitting and matching wall lights. Double-glazed window to front with radiator beneath. Open fireplace with grey tiled surround. Full-height give-light to dining area.

### Kitchen 8'2" x 8'4" (2.5 x 2.56)

With range of fitted white base cupboard and wall units, worktop with inset double sink and chrome mixer tap, white gloss wall tiles, extractor fan, timber-effect vinyl flooring.

### Dining Area 8'2" x 7'6" (2.5m x 2.3m)

With give-light from sitting room, window to rear with radiator under and glazed door out to the conservatory.

### Bedroom One 11'5" x 8'10" (3.5m x 2.7m)

Double bedroom with pendant light fitting, full-width double-glazed window to front elevation with radiator beneath. Full-height store cupboard and separate wardrobe with sliding door.

### Bedroom Two 8'10" x 8'6" (2.7m x 2.6m)

Rear-facing double bedroom with double-glazed window with radiator beneath, pendant lighting.

### Bedroom Three 7'10" x 6'8" (2.4m x 2.05m)

Front-facing single bedroom with double-glazed window with radiator beneath, pendant lighting and single, fitted wardrobe.

### Conservatory 15'10" x 9'6" (4.85m x 2.92m)

Constructed in brick with full-width windows over and

double glass doors opening out to the rear garden. Polycarbonate roof, wall-mounted gas central heating boiler, Belfast sink with chrome mixer tap, plumbing for washing machine and dryer. Strip lighting.

## Exterior

Front gardens in Hercules Road all open onto a traffic-free pedestrian pathway, offering a safe environment for children to gather and play, and parents to socialise. Beyond the enclosed rear garden is a car-port parallel to a brick-built single garage, with up-and-over door and pedestrian side-door, light and power. There is additional parking to the rear for two cars, accessed via the service road.

Please note that this property is currently tenanted and the photographs appearing were taken prior to the current tenancy commencing.

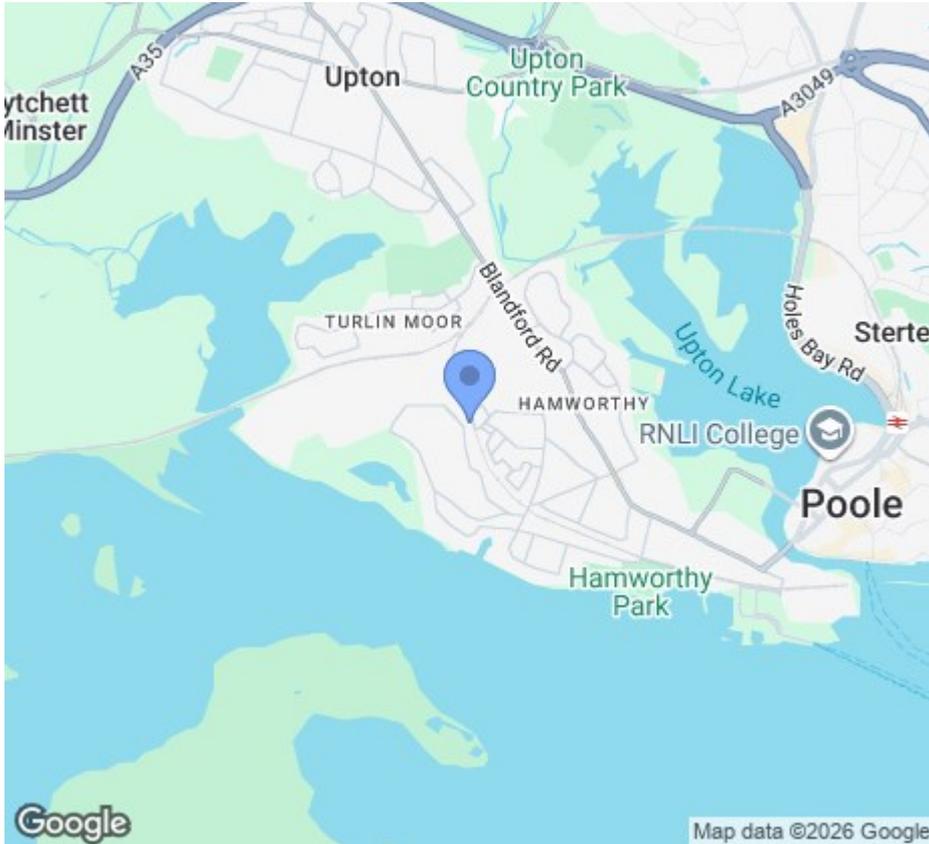
## Council Tax

The property is listed Band 'B'. In the financial year 2025/26 the annual charge was £1,754.





Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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