



PETTENGELLS
ESTATE AGENTS

12 Heath Road, Walkford, Dorset, BH23 5RH
Asking Price £345,000

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- Character and extended house
- Two double bedrooms
- Kitchen/breakfast room
- Lovely family room/lounge
- Separate dining room
- Family bathroom
- Garden home office/hobbies room
- Gas fired central heating & double glazed
- Front and rear gardens
- Highcliffe School catchment area





AN EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITH TWO FANTASTIC RECEPTION ROOMS.

Accommodation: The front door opens into the hallway with stairs leading to the first floor. Door leads into the living room (which is currently been used as the separate dining room) with understairs storage recess. This then leads into the well laid out a kitchen/breakfast room which continues into the fabulous family room with doors opening onto the rear garden. On the first floor you have two double bedrooms and the family bathroom.

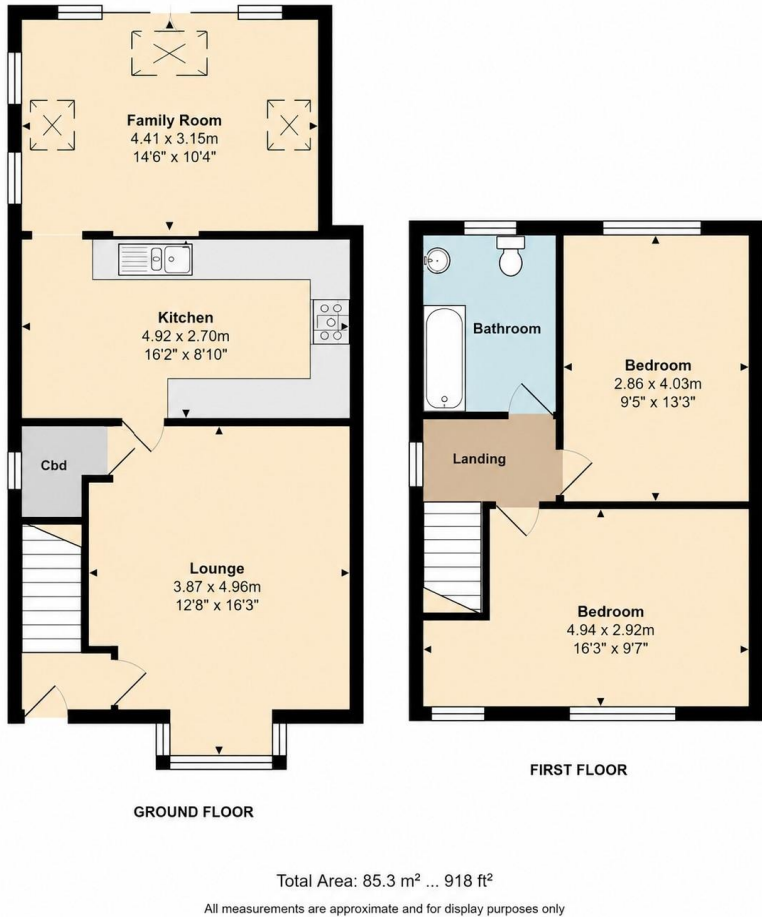
Outside: The rear garden is laid to lawn with pleasant patio area and gate to the side. There is a superb garden room with power which would make an ideal home office or hobbies room.

EPC: C, Council tax band: C, Tenure: Freehold

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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