




11 Well Lane, Poole, Dorset BH15 2DT

£365,000 Freehold

A superb three bedroom detached bungalow ideally situated in this sought after cul-de-sac on the fringes of Oakdale and Poole within walking distance to schools, parks and local shops. Poole Town centre with its array of shopping facilities and central transport links is also close to hand. This well presented property offers good sized living throughout and internal viewing is a must to appreciate its quiet location and the accommodation on offer, which comprises: lounge, fitted kitchen, dining area and modern shower room. Externally the property boasts a beautifully maintained garden with sun patios, raised flower beds, greenhouse and summer house. To the front the driveway provides ample off road parking. Further features of this 'absolute gem' include: fitted wardrobes, direct garden access from bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors and Poole High School.

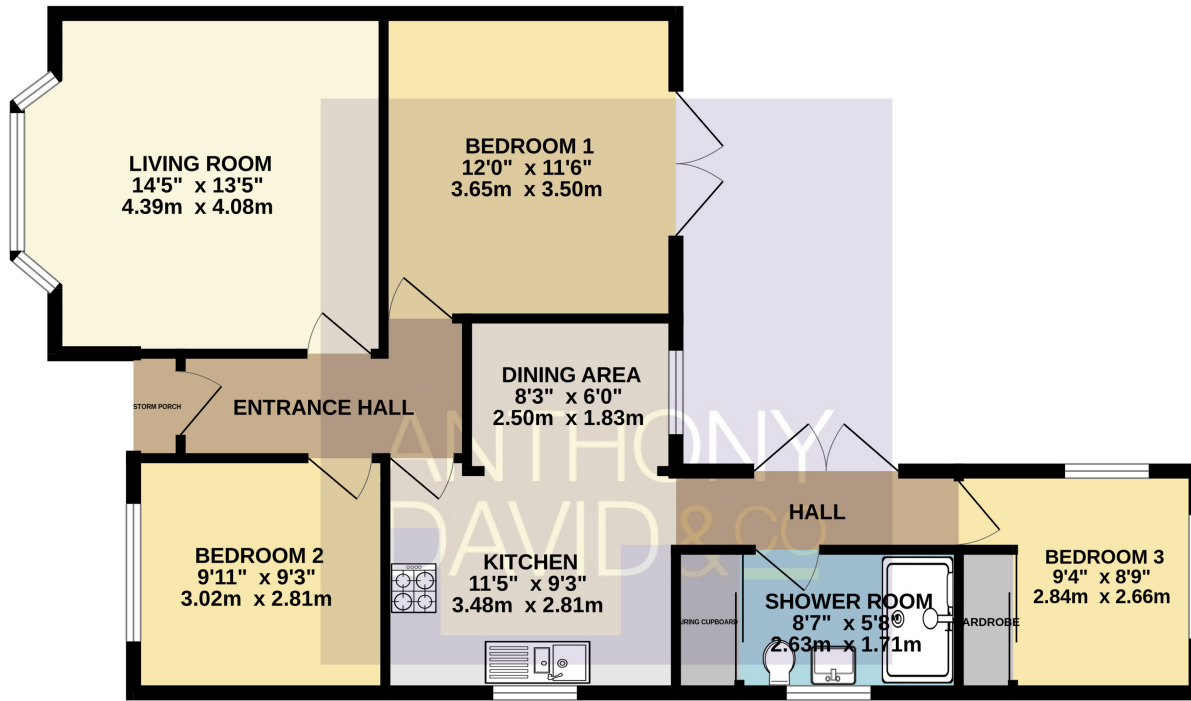
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**ANTHONY
DAVID & CO**

GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



- Entrance Hall Doors to
- Lounge 14' 5" x 13' 5" (4.39m x 4.09m) into bay
- Kitchen 11' 5" x 9' 2" (3.48m x 2.79m)
- Dining Area 8' 3" x 6' 0" (2.51m x 1.83m)
- Bedroom One 12' 0" x 11' 6" (3.66m x 3.51m)
- Bedroom Two 9' 11" x 9' 2" (3.02m x 2.79m)
- Bedroom Three 9' 4" x 8' 9" (2.84m x 2.67m)
- Shower Room 8' 8" x 5' 8" (2.64m x 1.73m)
- Garden Enclosed
- Driveway Off road parking
- Council Tax Band D

TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		84	59

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.