



17 Collwood Close, Oakdale, Poole, Dorset BH15 3HF

£335,000

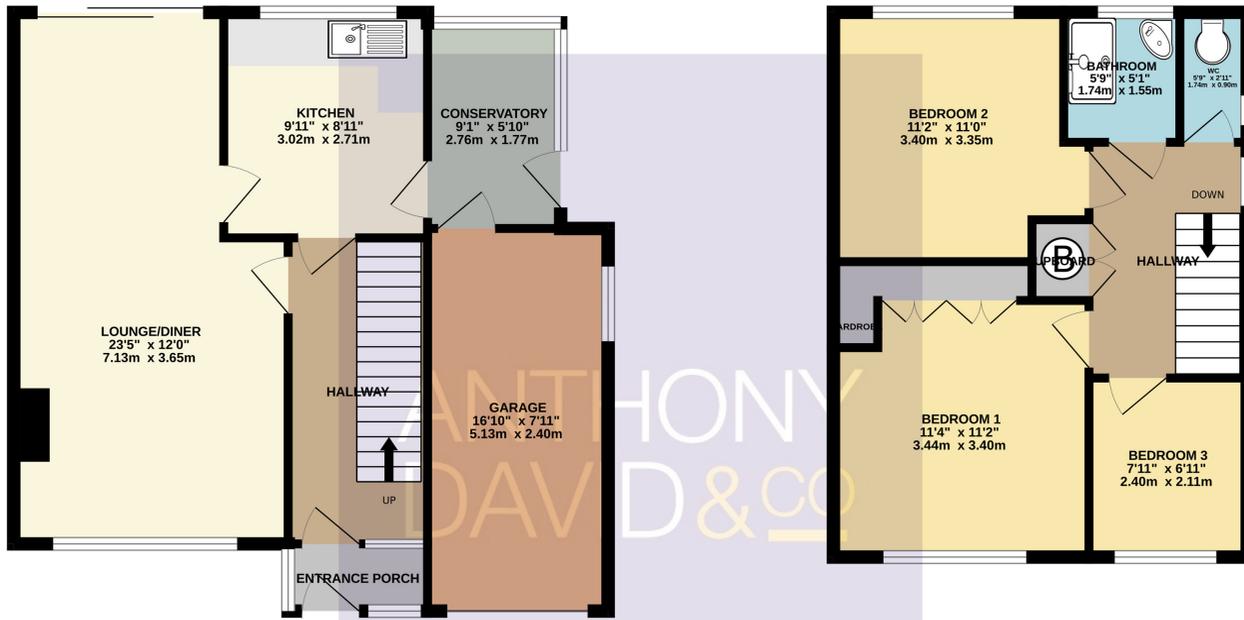
**\*\* NO FORWARD CHAIN \*\*** A super three bedroom semi detached house situated on this generous plot in this cul-de-sac location in Oakdale within close proximity of local parks, schools and amenities. This much loved home is in need of modernisation and viewing is a must to not only appreciate its fantastic location but also its potential to become a forever family home. The accommodation on offer comprises: 23' lounge/diner with direct garden access, kitchen, conservatory two double bedrooms, single bedroom, shower room and separate W.C. Externally the property boasts a sizable South Westerly aspect garden, with sun patio and lawned area. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features of this ideal project include: POTENTIAL TO EXTEND (STPP), feature fireplace to lounge, fitted wardrobes to bedroom one, electric heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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Entrance Hall Doors to

Lounge/Diner 23' 5" x 12' 0" (7.14m x 3.66m)

Kitchen 9' 11" x 8' 11" (3.02m x 2.72m)

Conservatory 9' 1" x 5' 10" (2.77m x 1.78m)

Landing Doors to

Bedroom One 11' 4" x 11' 2" (3.45m x 3.40m)

Bedroom Two 11' 2" x 11' 0" (3.40m x 3.35m)

Bedroom Three 7' 11" x 6' 11" (2.41m x 2.11m)

Shower Room 5' 9" x 5' 1" (1.75m x 1.55m)

Separate W.C. 5' 9" x 2' 11" (1.75m x 0.89m)

Garage 16' 10" x 7' 11" (5.13m x 2.41m)

Driveway Off road parking

Garden South Westerly aspect

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of or all 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.