

105 Christopher Crescent, Oakdale, Poole, Dorset BH15 3HQ

£260,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A superb two double bedroom mid terrace house conveniently situated in this popular road in Oakdale within walking distance of local parks, schools and amenities. This ideal starter home would benefit from cosmetic updating and viewing is essential to not only appreciate its full potential but also the accommodation on offer, which comprises: 17' lounge/diner, kitchen, downstairs cloakroom and bathroom. Externally there is a neat and tidy garden with sun patio, lawned area and path to rear access which in turn leads to a garage in block with power and light. Further features of this 'little gem' include: fitted wardrobes to both rooms, storage cupboard, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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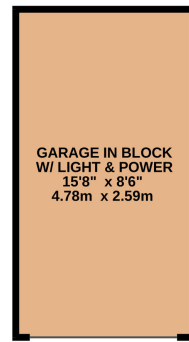
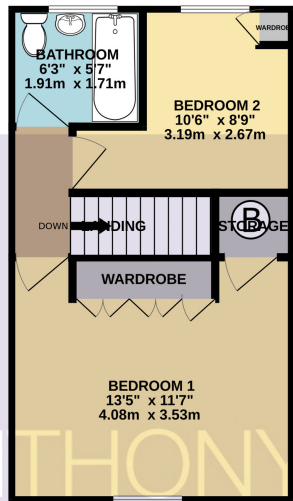
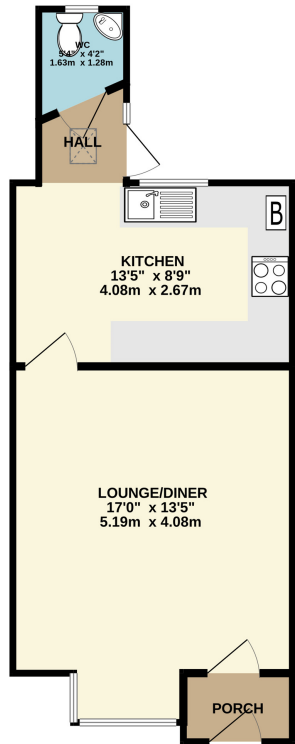
**ANTHONY  
DAVID & CO**



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR  
314 sq.ft. (29.1 sq.m.) approx.

GARAGE  
133 sq.ft. (12.4 sq.m.) approx.



Lounge/Diner 17' 0" x 13' 5" (5.18m x 4.09m)

Kitchen 13' 5" x 8' 9" (4.09m x 2.67m)

Downstairs Cloakroom 5' 6" x 4' 2" (1.68m x 1.27m)

Landing Doors to

Bedroom One 13' 5" x 11' 7" (4.09m x 3.53m)

Bedroom Two 10' 6" x 8' 9" (3.20m x 2.67m)

Bathroom 6' 3" x 5' 7" (1.91m x 1.70m)

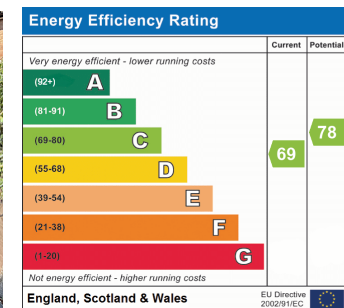
Garage 15' 8" x 8' 6" (4.78m x 2.59m)

Garden Enclosed

Council Tax Band C

TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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