



204 Wimborne Road, Poole, Dorset BH15 2EL

Guide Price £280,000 Freehold

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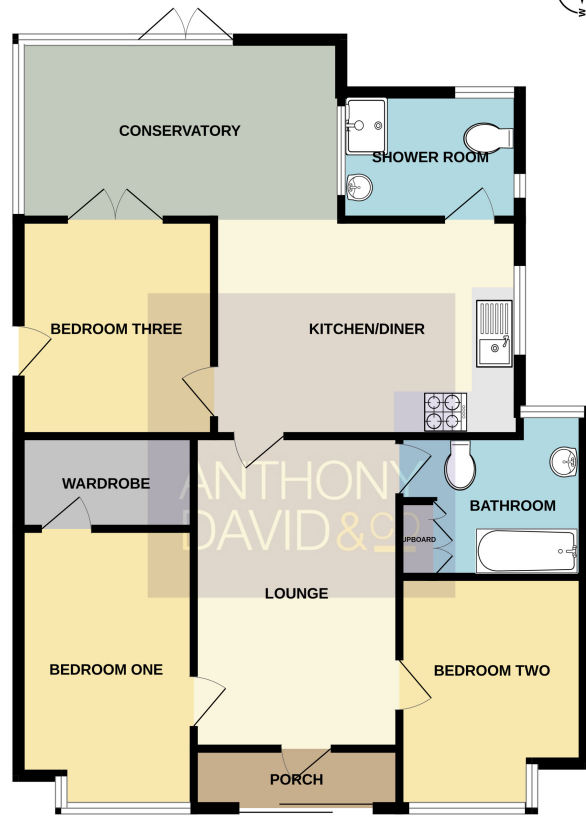
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**** PERFECT PROJECT **** PLEASE BE ADVISED THIS PROPERTY NEEDS COMPLETE REFURBISHMENT. This three double bedroom detached bungalow is conveniently situated on the fringes of Oakdale within walking distance of local shops, schools, parks and amenities. Poole Town centre with its array of shopping facilities is also close to hand. The property is in need of total refurbishment and internal viewing is highly advised to appreciate its full potential. The accommodation on offer comprises: lounge, kitchen/breakfast room, conservatory, shower room and bathroom. Externally the property boasts a good sized garden with sun patio and lawned area. To the front the driveway provides ample off road parking. Further features include: NO FORWARD CHAIN, walk-in wardrobe to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



Porch Door to

Lounge 15' 4" x 10' 0" (4.67m x 3.05m)

Kitchen/Breakfast Room 14' 10" x 10' 6" (4.52m x 3.20m)

Conservatory 15' 8" x 8' 9" (4.78m x 2.67m)

Bedroom One 13' 9" x 8' 6" (4.19m x 2.59m)

Bedroom Two 11' 3" x 9' 0" (3.43m x 2.74m)

Bedroom Three 10' 6" x 9' 6" (3.20m x 2.90m)

Shower Room 8' 5" x 6' 2" (2.57m x 1.88m)

Bathroom 8' 10" x 7' 8" (2.69m x 2.34m)

Garden Enclosed

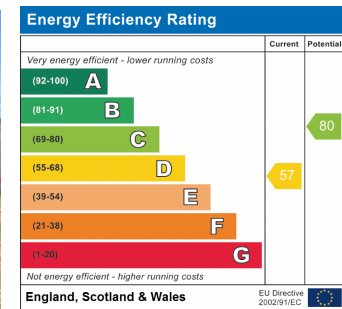
Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA : 936 sq.ft. (86.9 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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Property Misdescriptions Act 1991

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