



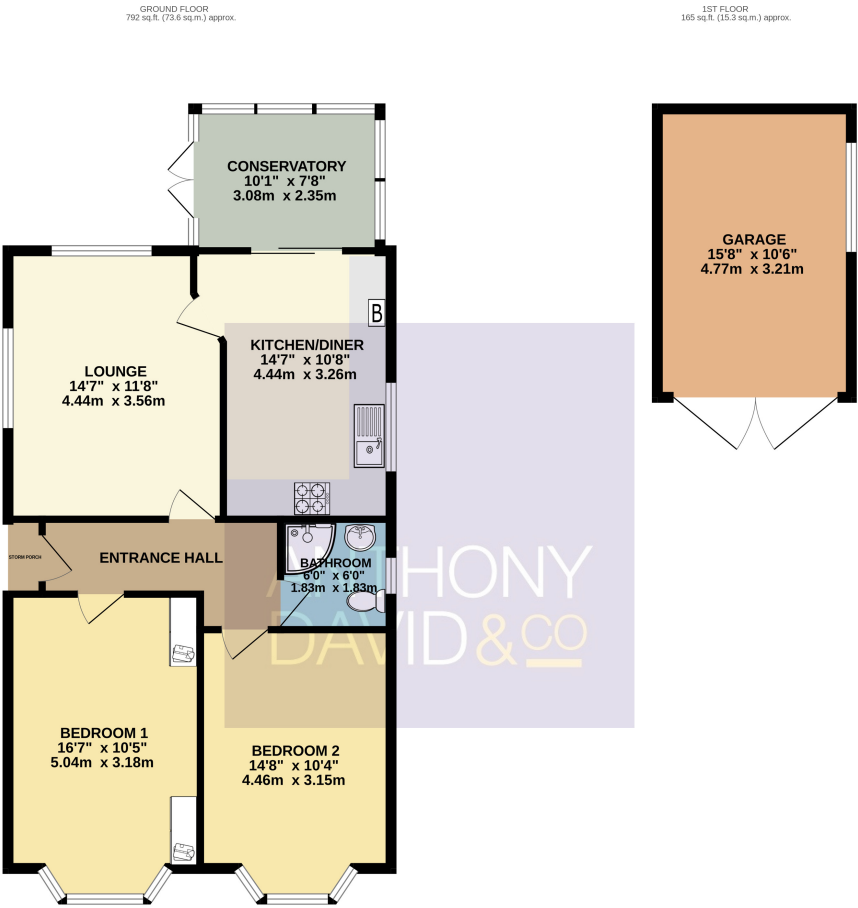
1 Bedale Way, Oakdale, Poole, Dorset BH15 3RU

£349,950 Freehold

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**** FIRST TIME TO MARKET IN 25 YEARS **** Built in 1936, this delightful detached bungalow is nestled away in this rarely available cul-de-sac of just six properties a short distance from local shops, bus routes and amenities. Poole Town centre with its array of shopping facilities and transport links is a short drive away. The property would benefit from some cosmetic updating and viewing is a must to not only appreciate its quiet tucked away location but also the accommodation on offer, which comprises: lounge, kitchen/diner, conservatory, two double bedrooms and modern shower room. Externally the property boasts a neat and tidy garden with lawned area and sun patio. To the front the ample driveway provides off road parking which in turn leads to a detached garage. Further features include: fitted wardrobes to bedroom one, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**



- Entrance Hall Doors to
- Lounge 14' 7" x 11' 8" (4.45m x 3.56m)
- Kitchen/Diner 14' 7" x 10' 8" (4.45m x 3.25m)
- Conservatory 10' 1" x 7' 8" (3.07m x 2.34m)
- Bedroom One 16' 7" x 10' 5" (5.05m x 3.17m)
- Bedroom Two 14' 8" x 10' 4" (4.47m x 3.15m)
- Shower Room 6' 0" x 6' 0" (1.83m x 1.83m)
- Garage 15' 8" x 10' 6" (4.78m x 3.20m)
- Garden Enclosed
- Driveway Off road parking x 3
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Property Misdescriptions Act 1991

Property details contained herein do not form part 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.