




391 Wimborne Road, Oakdale, POOLE, Dorset BH15 3EE

Guide Price £375,000 Freehold

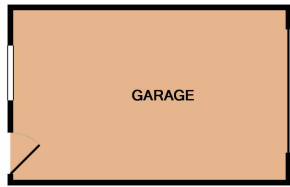
A beautifully presented three bedroom detached house conveniently situated in Oakdale within close proximity to local shops, amenities, schools and parks. This ready to move into family home has been tastefully modernised by the current owners and internal viewing is a must to appreciate the spacious accommodation on offer, which comprises: lounge with feature fire surround, dining area, conservatory/utility, stylish kitchen, spacious entrance hall, downstairs shower room and contemporary bathroom. Externally the property boasts a stunning extensive rear garden with lawned area, sun patio and access to garage and off road parking to the rear. Further features include; built-in wardrobes to bedrooms one and two, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary

info@anthonydavid.co.uk

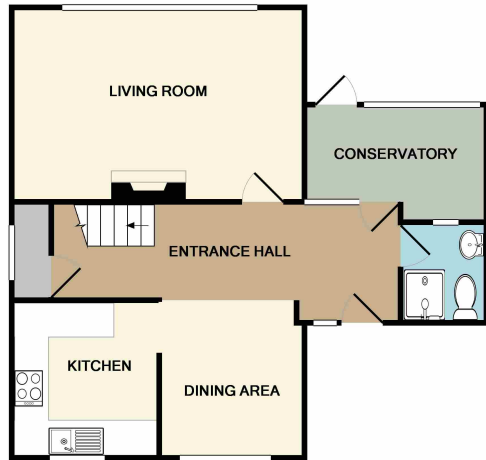
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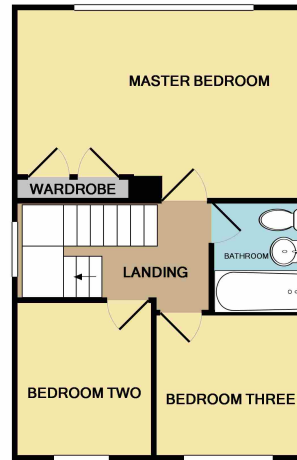
**ANTHONY
DAVID & CO**



GARAGE
APPROX. FLOOR
AREA 164 SQ.FT.
(15.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 22' 7" x 7' (6.88m x 2.13m)

Lounge 17' x 11' 3" (5.18m x 3.43m)

Dining Area 9' 2" x 8' 4" (2.79m x 2.54m)

Conservatory 10' 2" x 6' 10" (3.10m x 2.08m)

Kitchen 9' 2" x 8' 7" (2.79m x 2.62m)

Shower Room 5' 10" x 5' (1.78m x 1.52m)

Landing Doors off to

Bedroom One 17' x 11' 4" (5.18m x 3.45m)

Bedroom Two 9' 2" x 8' (2.79m x 2.44m)

Bedroom Three 8' 6" x 8' (2.59m x 2.44m)

Bathroom 6' 6" x 5' 7" (1.98m x 1.70m)

Garage 16' 5" x 10' 2" (5.00m x 3.10m)

Garden Front & Rear

Parking Off road parking to rear

Council Tax Band C



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			
		83	58
		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.