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WHERE SERVICE COUNTS

Old Farm Road Oakdale
Poole, Dorset, BH15 3LW

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Freehold Price £340,000

A spacious and deeply loved 3 bedroom semi detached home that has been occupied by the current owners for 10 years and ideal for personalisation and modernisation. The home has a good sized entrance hall, large double reception room, modern kitchen with integrated appliances, large loft room, modern bathroom and good sized rear garden. It further benefits from a garage, off road parking for 2 cars and is set in a well-regarded residential area in Oakdale.

- 3 bedroom semi detached home in a well-regarded area and is ideal for personalisation
- Good sized loft room that is used as a bedroom (currently with no building regulations) and 2 large eaves storage areas
- Spacious entrance hall with wood effect flooring
- Modern kitchen fitted in a range of pale wooden shaker style units with integrated hob, oven, fridge/freezer and washer dryer. There is a door leading out to the garden. Recently fitted Glow worm combination boiler
- Double reception room divided into 2 areas, with double doors leading to the garden
- Refitted shower room with double shower, attractive wash hand basin sat on a vanity unit below and w.c
- Delightful flat garden which is mainly laid to lawn and fully enclosed
- Informal outside dining area that has been enjoyed by friends and family
- Gas central heating and double glazing
- Off road parking for 2 cars
- Garage in nearby block
- Well regarded local area with local amenities and near St Edwards School

Conveniently located in Oakdale and walking distance to local shops and St Edwards School, Old Farm Road also has easy access to the Dorset Way. Centrally located, being within 2 miles of Poole Town Centre, just over a mile to Tower Park, and Canford Heath beyond.

COUNCIL TAX BAND: B

EPC RATE: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

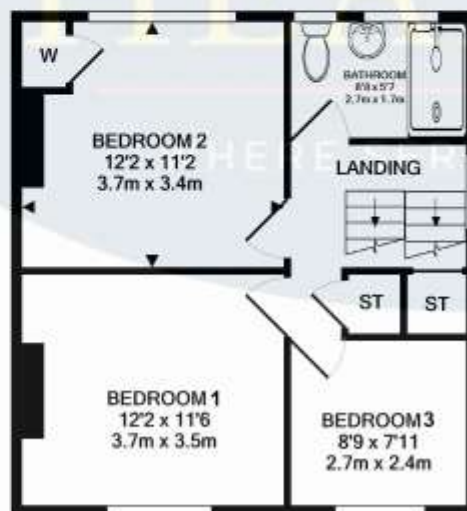


TOTAL APPROX. FLOOR AREA 1485 SQ.FT. (138.0 SQ.M.)

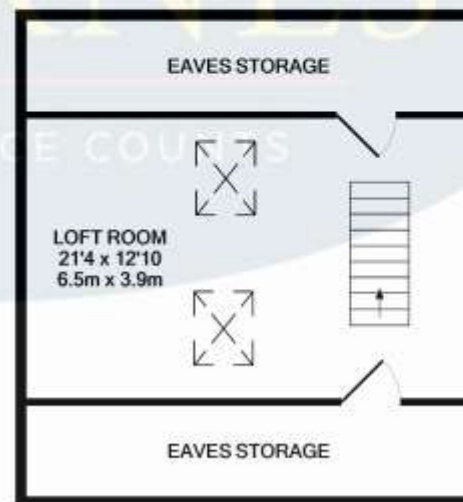
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



NOT LOCATED IN EXACT POSITIONS
APPROX. FLOOR
AREA 166 SQ.FT.
(15.5 SQ.M.)





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www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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