



8 Dorchester Gardens, Oakdale, Poole, Dorset BH15 3SN

£425,000 Freehold

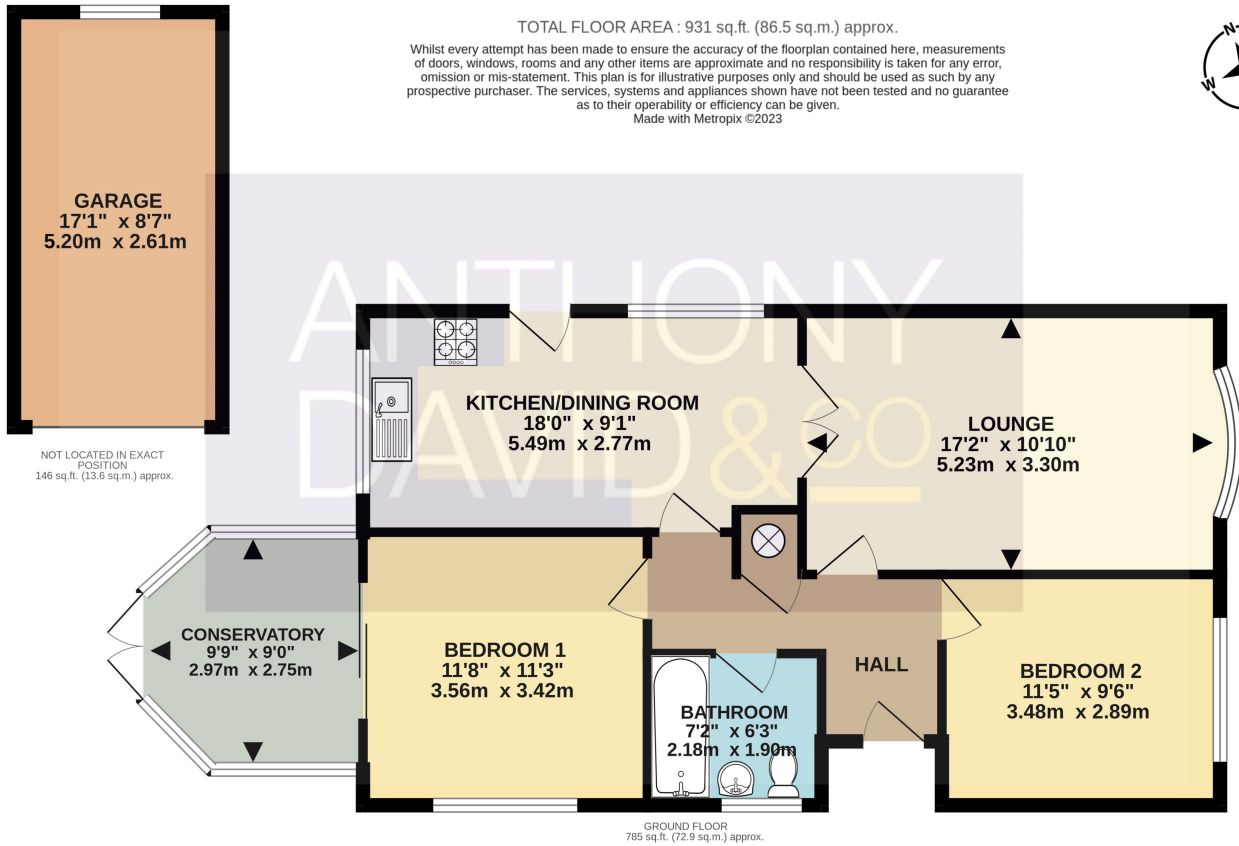
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**** NO FORWARD CHAIN **** A charming two double bedroom detached bungalow being ideally situated in this rarely available cul-de-sac in the heart of Oakdale within walking distance of local shops, amenities, parks and schools. This good sized home would benefit from some cosmetic and internal viewing is a must to not only appreciate its secluded location but also its full potential. The accommodation on offer comprises: lounge, kitchen/dining room, conservatory and bathroom. Externally the property has an extensive rear garden being mainly laid to lawn and sun patio. To the front the ample driveway provides off road parking which in turn leads to a garage. Further features of this absolute gem include: feature fireplace to lounge, solar panels, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Lounge 17' 2" x 10' 10" (5.23m x 3.30m)

Kitchen/Diner 18' 0" x 9' 1" (5.49m x 2.77m)

Conservatory 9' 9" x 9' 0" (2.97m x 2.74m)

Bedroom One 11' 8" x 11' 3" (3.56m x 3.43m)

Bedroom Two 11' 5" x 9' 6" (3.48m x 2.90m)

Bathroom 7' 2" x 6' 3" (2.18m x 1.91m)

Garage 17' 1" x 8' 7" (5.21m x 2.62m)

Garden Extensive

Driveway Ample off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(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 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.