



1 Chez Grains, Trigon Road, Oakdale, Poole, Dorset BH15 3EP

£289,950 Freehold

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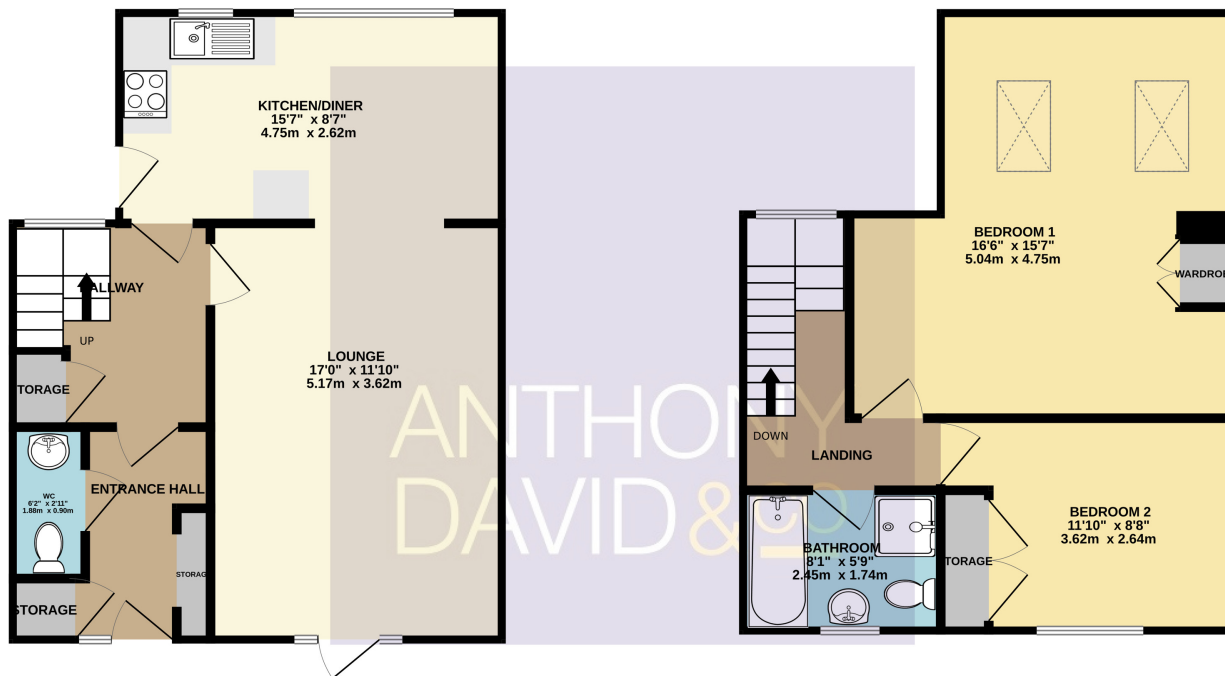
**\*\* NO FORWARD CHAIN \*\*** A two double bedroom mid terraced house tucked away on this cul-de-sac in Oakdale a short walk away from local shops, park, schools and amenities. The property would benefit from cosmetic updating and viewing is a must to not only appreciate its full potential but also the accommodation on offer, which comprises: 17' lounge, kitchen/diner and downstairs cloakroom and four piece bathroom suite. Externally the property boasts a charming rear garden with artificial lawn and shingled area. To the front the driveway provides off road parking. Further features of this ideal investment/starter home include: feature fireplace with electric fire to lounge, fitted wardrobe to bedroom one, storage cupboards, 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  
472 sq.ft. (43.9 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 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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Entrance Hall 2.64m x 1.54m (8' 8" x 5' 1")

Lounge 5.17m x 3.62m (17' 0" x 11' 11")

Inner Hall 3.03m x 2.37m (9' 11" x 7' 9")

Kitchen/Diner 4.75m x 2.62m (15' 7" x 8' 7")

Downstairs Cloakroom 1.88m x 0.90m (6' 2" x 2' 11")

Landing Doors to

Bedroom One 5.04m x 4.75m (16' 6" x 15' 7")

Bedroom Two 3.62m x 2.64m (11' 11" x 8' 8")

Bathroom 2.45m x 1.74m (8' 0" x 5' 9")

Garden Enclosed

Driveway Off road parking

Council Tax Band C



Property details contained herein do not form part of 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.