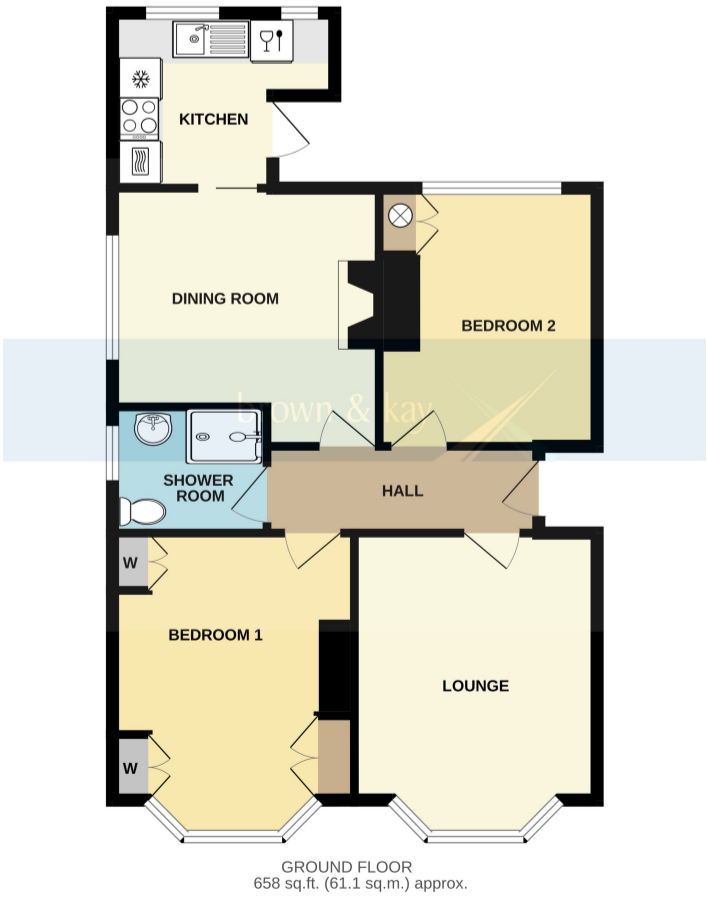




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 658 sq.ft. (61.1 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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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



23 Dingley Road, OAKDALE, Dorset BH15 3RD

£350,000

The Property

Situated in the highly sought after area of Oakdale we are pleased to market this two bedroom bungalow offered for sale with no forward chain. The home, whilst in need of updating, offers a generous lounge with bay window, kitchen and dining room, two bedrooms and shower room. Additionally, there is off road parking to the front and a more than generous garden to the rear, currently arranged with ease of maintenance in mind.

Oakdale is a very popular area with local amenities and bus services in the area. The larger town centre of Poole is also close by and there you will find a wide and varied range of shopping facilities together with the main bus station, and train station with links to London Waterloo. Award winning beaches at Sandbanks and historic Poole Quay with its many eateries and impressive views towards Brownsea Island are also within comfortable reach.

AGENTS NOTE - DETAILS SIGN OFF

We are acting on behalf of a third party and unable to have the details approved.

ENTRANCE HALL

LOUNGE

13' 5" into bay x 10' 11" (4.09m x 3.33m) Bay window to the front, double radiator, fitted cupboard.

DINING ROOM

11' 11" x 9' 9" (3.63m x 2.97m) With Baxi gas back boiler, double glazed windows to the rear and side aspects, sliding door to kitchen.

KITCHEN

9' 11" x 7' 9" (3.02m x 2.36m) Double glazed door to the rear and two double glazed windows to the rear, fitted units to include electric hob and integrated high level oven and built-in microwave, integrated dishwasher, integrated fridge, space for washing machine, heated towel rail.

BEDROOM ONE

13' 1" x 10' 10" (3.99m x 3.30m) Double glazed bay window to the front, fitted wardrobes.

BEDROOM TWO

11' 5" x 9' 9" (3.48m x 2.97m) Double glazed window to the rear, radiator, airing cupboard.

SHOWER ROOM

Frosted window to the side, w.c., wash hand basin and shower cubicle with electric shower, heated towel rail.

FRONT OF PROPERTY

Low level wall surround with double opening gates to driveway.

REAR GARDEN

A generous rear garden arranged with ease of maintenance in mind, areas of paving with the remainder laid to shingle, shrub borders.

COUNCIL TAX - BAND C