



87 Madelena, Tatnam Road, Poole, Dorset BH15 2DP

Guide Price £415,000 Freehold

**** NEARLY 1500 SQ FT **** A substantial four bedroom detached house conveniently situated on this popular road on the fringes of Oakdale and Poole within close proximity to schools, parks and local shops. Poole Hospital and Poole Town centre with its array of shopping facilities and transport links is also a short distance away. This characterful home is would benefit from some sympathetic cosmetic updating but internal viewing is an absolute must to appreciate the sizeable and versatile accommodation on offer, which comprises: 26' lounge/diner, kitchen/breakfast room, utility room, conservatory, downstairs shower room and bathroom to the upstairs. Externally the property boasts a good sized Southerly aspect garden with lawned area housing a 28' detached garage and a sun patio ideal for al fresco dining in the summer months. To the front the driveway provides off road parking. Further features of this ideal family home include; some integrated appliances to kitchen, fitted wardrobes to bedroom three, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

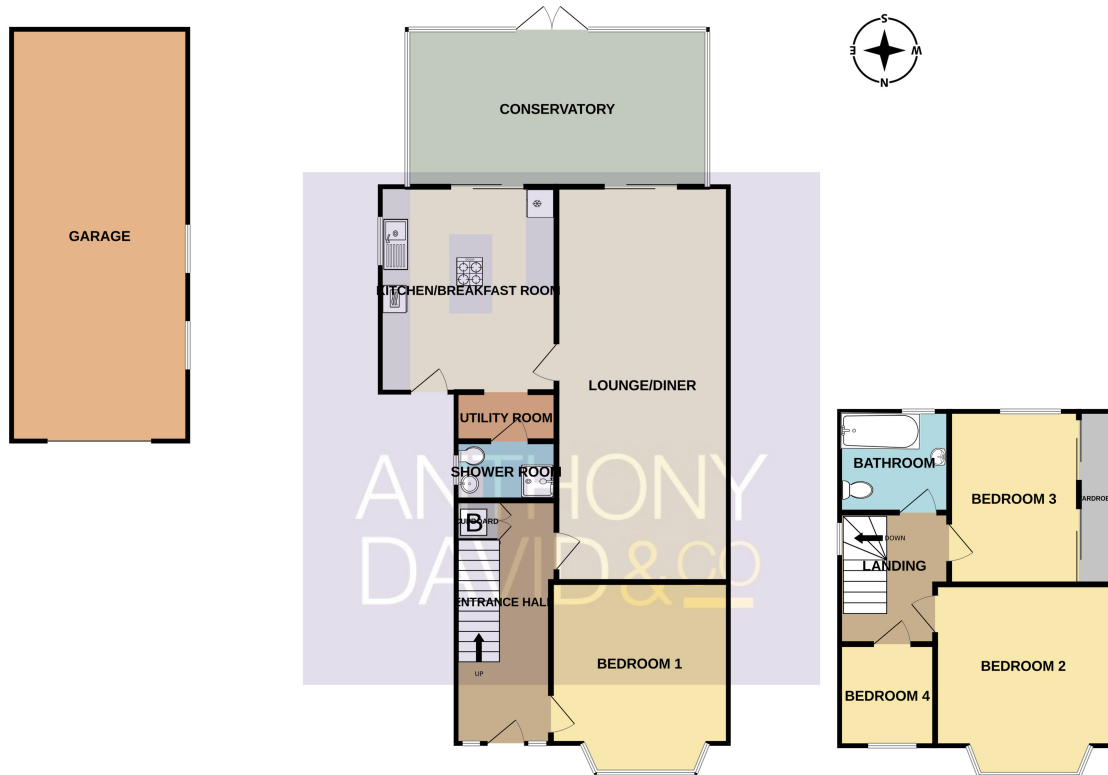
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**ANTHONY
DAVID & CO**

NOT IN EXACT POSITION
336 sq.ft. (31.2 sq.m.) approx.

GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



- Entrance Hall 15' 0" x 6' 2" (4.57m x 1.88m)
- Lounge/Diner 26' 11" x 11' 9" (8.20m x 3.58m)
- Kitchen/Breakfast Room 14' 0" x 12' 0" (4.27m x 3.66m)
- Conservatory 20' 5" x 10' 8" (6.22m x 3.25m)
- Utility Room 6' 10" x 4' 0" (2.08m x 1.22m)
- Shower Room 6' 10" x 3' 4" (2.08m x 1.02m)
- Bedroom One 13' 0" x 12' 1" (3.96m x 3.68m) into bay
- Landing 8' 0" x 6' 11" (2.44m x 2.11m)
- Bedroom Two 13' 0" x 12' 1" (3.96m x 3.68m) into bay
- Bedroom Three 11' 9" x 11' 1" (3.58m x 3.38m)
- Bedroom Four 6' 8" x 6' 2" (2.03m x 1.88m)
- Bathroom 7' 10" x 6' 11" (2.39m x 2.11m)
- Garage 28' 0" x 12' 0" (8.53m x 3.66m)
- Garden Southerly aspect
- Driveway Off road parking
- Council Tax Band D

TOTAL FLOOR AREA : 1782 sq.ft. (165.5 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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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		61	76
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of 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.