



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

£275,000 Freehold

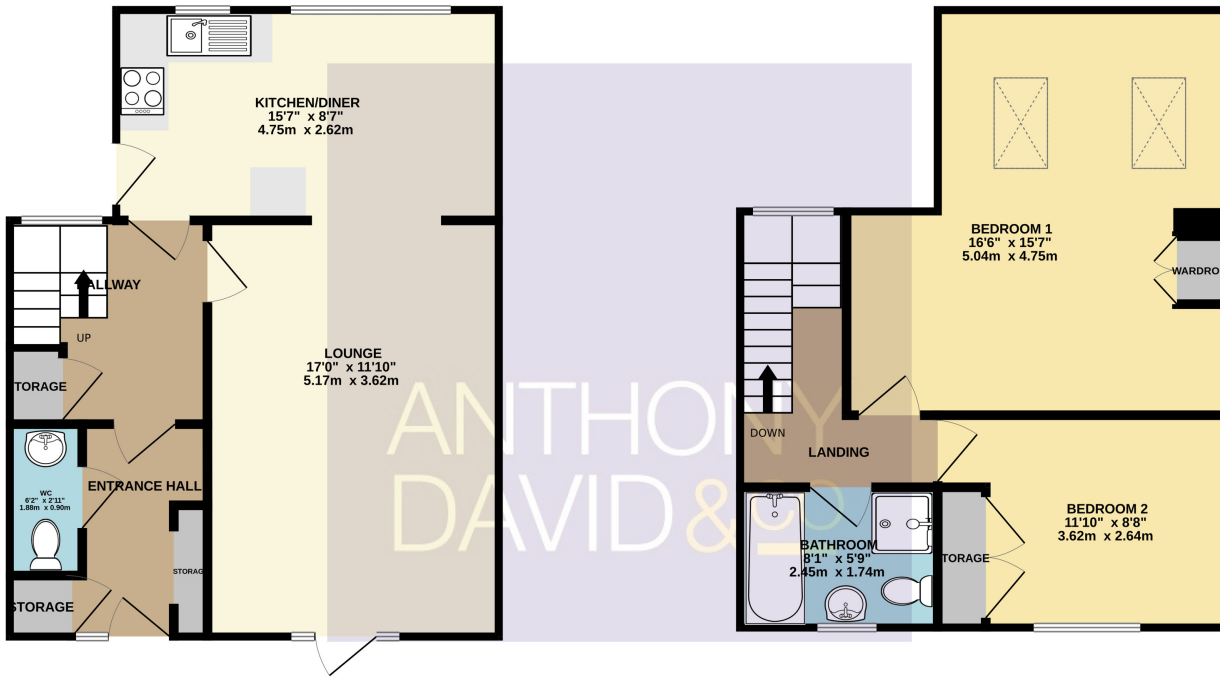
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**** NO FORWARD CHAIN **** A two double bedroom mid terraced house tucked away on this cul-de-sac in Oakdale a short walk away from local shops, park, schools and amenities. The property would benefit from cosmetic updating and viewing is a must to 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.



- 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

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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