



42, Dale Valley Road, Oakdale, Poole, Dorset BH15 3JA

£324,950 Freehold

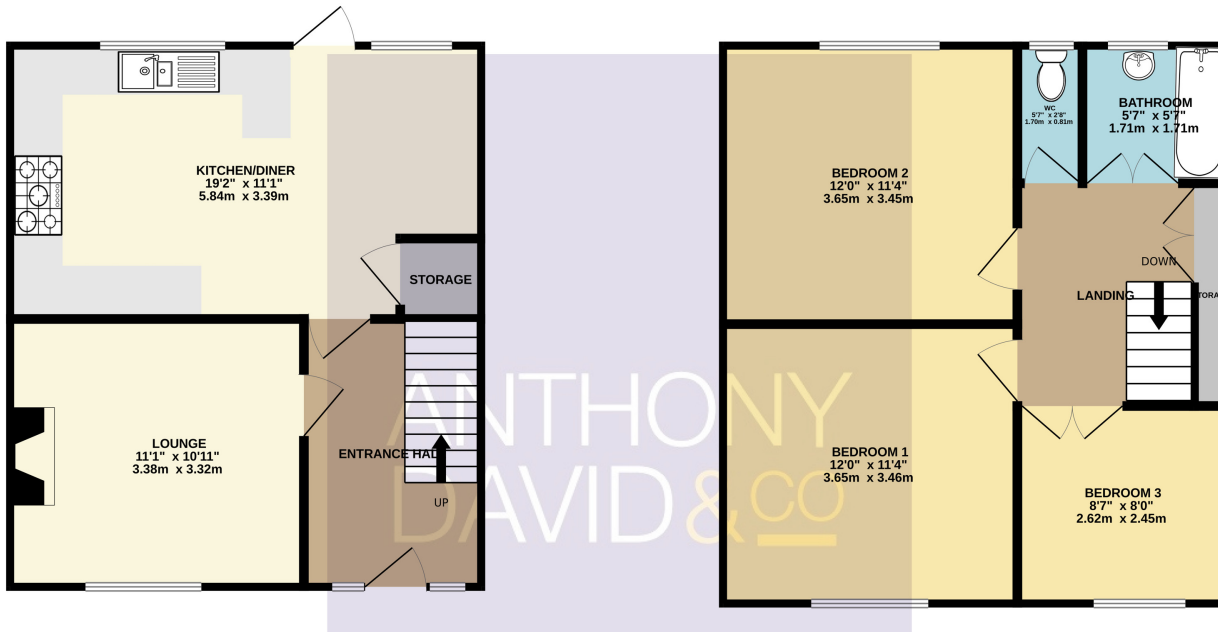
A super mid terrace house situated in this popular residential road in the heart of Oakdale within walking distance to shops, parks, schools and bus routes. Poole Town centre with its array of shopping facilities and central transport links is just a short drive away. This delightful property presents an ideal first time buy and viewing is a must to not only appreciate it's convenient location but also the accommodation on offer, which comprises: lounge, kitchen/diner, three good sized bedrooms, separate cloakroom and bathroom. Externally the property boasts a fantastic South facing garden with several seating areas with steps up to sun patio and lawned area which houses a garden shed. To the front the driveway provides off road parking. Further features of this ideal first time buy include: feature fireplace to lounge, double hob to kitchen, gas central heating and UPVC double glazing. Nearby Schools - Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary is just a short stroll away.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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 Doors to

Lounge 3.38m x 3.32m (11' 1" x 10' 11")

Kitchen/Diner 5.84m x 3.39m (19' 2" x 11' 1")

Landing Doors to

Bedroom One 3.65m x 3.46m (12' 0" x 11' 4")

Bedroom Two 3.65m x 3.45m (12' 0" x 11' 4")

Bedroom Three 2.63m x 2.45m (8' 8" x 8' 0")

Separate Cloakroom 1.71m x 0.82m (5' 7" x 2' 8")

Bathroom 1.71m x 1.71m (5' 7" x 5' 7")

Garden South facing

Driveway Off road parking

Council Tax Band B



Property Misdescriptions Act 1991
Property details contained herein do not form part 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.