



117b Fernside Road, Poole, Dorset BH15 2EN

£400,000 Freehold

A fantastic three bedroom semi detached house ideally situated on the fringes of Oakdale and Poole just a short walk from local schools, shops and amenities. Poole Town centre with its array of shopping facilities and central transport links is a short distance away. This ideal family home offers excellent living space and internal viewing is highly advised to not only appreciate convenient location but also the accommodation on offer, which comprises: lounge with direct garden access, fitted kitchen, dining room, study, downstairs cloakroom, Family bathroom. Externally the property boasts a superb South Westerly aspect garden sun deck with steps down to the lawn which in turn leads to a shingled sun area. To the front the driveway provides off road parking. Further features include: working open fire to dining room, 'Range' cooker and some integrated appliances to the kitchen, solar panels, batteries and 7kWh EV Charger, gas central heating and 'acoustic' glazing to front. Nearby Schools - St Marys RC Primary, Longfleet Primary, Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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 14' 8" x 11' 6" (4.47m x 3.51m)

Kitchen 12' 1" x 11' 1" (3.68m x 3.38m)

Dining Room 14' 1" x 11' 1" (4.29m x 3.38m)

Study 7' 0" x 4' 7" (2.13m x 1.40m)

Downstairs Cloakroom 7' 5" x 2' 8" (2.26m x 0.81m)

Landing Doors to

Bedroom One 13' 8" x 12' 4" (4.17m x 3.76m)

Bedroom Two 11' 8" x 11' 1" (3.56m x 3.38m)

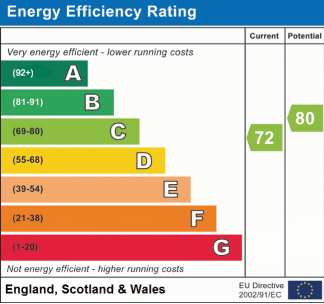
Bedroom Three 8' 1" x 6' 7" (2.46m x 2.01m)

Bathroom 6' 7" x 6' 6" (2.01m x 1.98m)

Garden South Westerly aspect

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.