



12 Kingsbere Road, Oakdale, Poole, Dorset BH15 3RB

£339,950 Freehold

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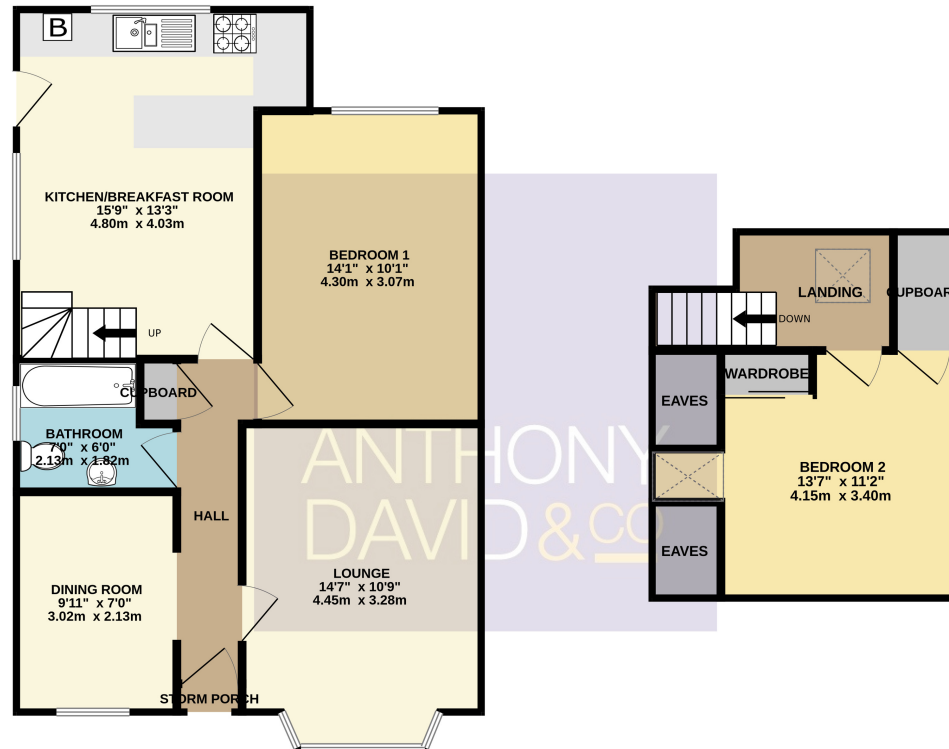
01202 677444

**** NO FORWARD CHAIN **** A fantastic two double bedroom detached bungalow situated on this rarely available road in Oakdale within close proximity of local shops, schools, parks and amenities. This charming home has been extended by the current owner and viewing is a must to appreciate the good sized accommodation on offer, which comprises: lounge, 15' kitchen/breakfast room, dining room, downstairs bathroom and second bedroom to the upstairs. Externally the property boasts a delightful Westerly aspect garden with lawned area and sun patio. To the front the driveway provides off road parking for two cars. Further features of this 'little gem' include; feature fireplace to lounge, storage cupboards, built-in wardrobe to bedroom two, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, St Mary's Catholic Primary, Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
215 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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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Entrance Hall 4.44m x 0.90m (14' 7" x 2' 11")

Lounge 4.45m x 3.27m (14' 7" x 10' 9")

Kitchen/Breakfast Room 4.80m x 4.09m (15' 9" x 13' 5") max

Dining Room 3.02m x 2.13m (9' 11" x 7' 0")

Bedroom One 4.30m x 3.07m (14' 1" x 10' 1")

Bathroom 2.13m x 1.82m (7' 0" x 6' 0")

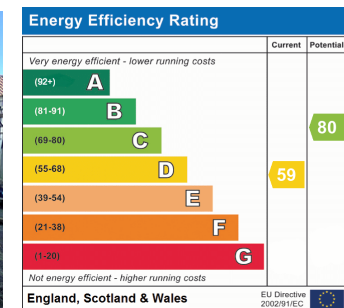
Landing 2.15m x 1.63m (7' 1" x 5' 4")

Bedroom Two 4.15m x 3.40m (13' 7" x 11' 2") max

Garden Westerly aspect

Driveway Off road parking x 2

Council Tax Band C



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.