



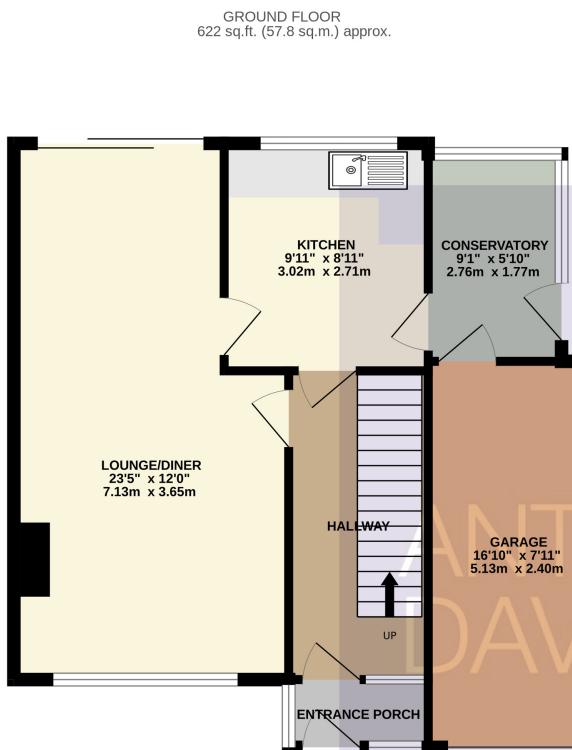
17 Collwood Close, Oakdale, Poole, Dorset BH15 3HF

£350,000

**** NO FORWARD CHAIN **** A super three bedroom semi detached house situated on this generous plot in this cul-de-sac location in Oakdale within close proximity of local parks, schools and amenities. This much loved home is in need of modernisation and viewing is a must to not only appreciate its fantastic location but also its potential to become a forever family home. The accommodation on offer comprises: 23' lounge/diner with direct garden access, kitchen, conservatory two double bedrooms, single bedroom, shower room and separate W.C. Externally the property boasts a sizable South Westerly aspect garden, with sun patio and lawned area. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features of this ideal project include: POTENTIAL TO EXTEND (STPP), feature fireplace to lounge, fitted wardrobes to bedroom one, electric 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
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Entrance Hall Doors to

Lounge/Diner 23' 5" x 12' 0" (7.14m x 3.66m)

Kitchen 9' 11" x 8' 11" (3.02m x 2.72m)

Conservatory 9' 1" x 5' 10" (2.77m x 1.78m)

Landing Doors to

Bedroom One 11' 4" x 11' 2" (3.45m x 3.40m)

Bedroom Two 11' 2" x 11' 0" (3.40m x 3.35m)

Bedroom Three 7' 11" x 6' 11" (2.41m x 2.11m)

Shower Room 5' 9" x 5' 1" (1.75m x 1.55m)

Separate W.C. 5' 9" x 2' 11" (1.75m x 0.89m)

Garage 16' 10" x 7' 11" (5.13m x 2.41m)

Driveway Off road parking

Garden South Westerly aspect

Council Tax Band C

TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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