

60 Nansen Avenue, Oakdale, POOLE, Dorset BH15 3DD

£474,950 Freehold

*** First time to market in over 40 years*** A substantial three bedroom detached home ideally situated in this sought after road in the heart of Oakdale, within walking distance of local shops, parks, schools and bus routes. This ideal family home offers 1100 sq ft of spacious accommodation and internal viewing is highly advised to appreciate the living space on offer, comprising: sitting room, family/dining room, kitchen, downstairs cloakroom, two double bedrooms, roomy third bedroom and shower room. Externally, there is a well-appointed south facing garden with artificial lawned areas and graveled seating area leading to 18' detached garage/workshop and large wooden storage shed. To the front, the driveway provides off-road parking. Further features of this well-loved home include: feature fireplace to sitting room, fitted wardrobes to bedrooms one and two, bi-fold doors into garden, fitted undercounter fridge, under stairs utility cupboard, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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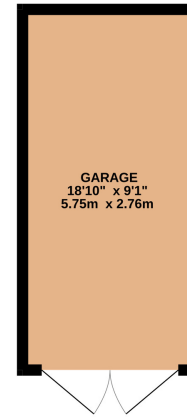
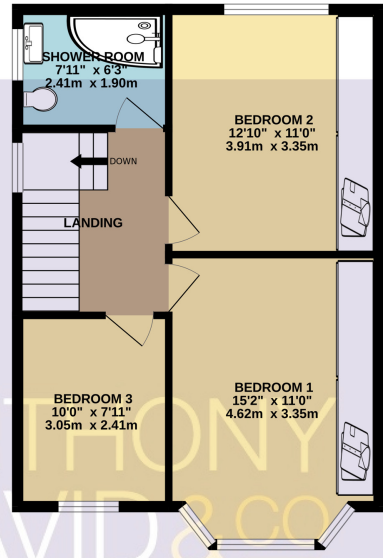
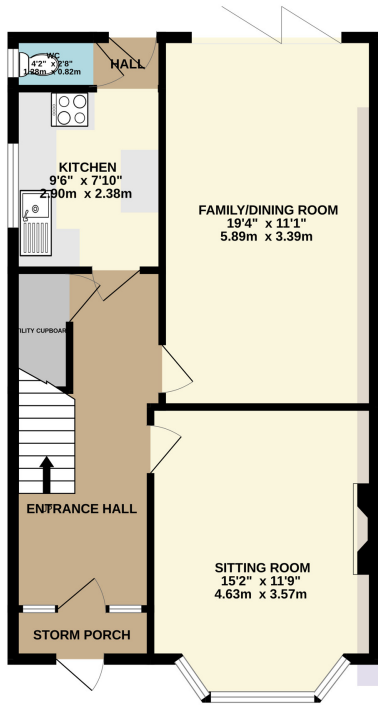
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**ANTHONY
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GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.

GARAGE
171 sq.ft. (15.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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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Storm Porch ...

Entrance Hall Doors to...

Sitting Room 15' 2" x 11' 9" (4.62m x 3.58m)

Family/Dining Room 19' 4" x 11' 1" (5.89m x 3.38m)

Kitchen 9' 6" x 7' 10" (2.90m x 2.39m)

Downstairs WC 4' 2" x 2' 8" (1.27m x 0.81m)

Landing Doors to...

Bedroom One 15' 2" x 11' 0" (4.62m x 3.35m)

Bedroom Two 12' 10" x 11' 0" (3.91m x 3.35m)

Bedroom Three 10' 0" x 7' 11" (3.05m x 2.41m)

Shower Room 7' 11" x 6' 3" (2.41m x 1.91m)

Garage/Workshop 18' 10" x 9' 1" (5.74m x 2.77m)

Garden South Facing, Enclosed

Driveway Off-Road Parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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