



214 Wimborne Road, Poole, Dorset BH15 2EL

£299,950 Freehold

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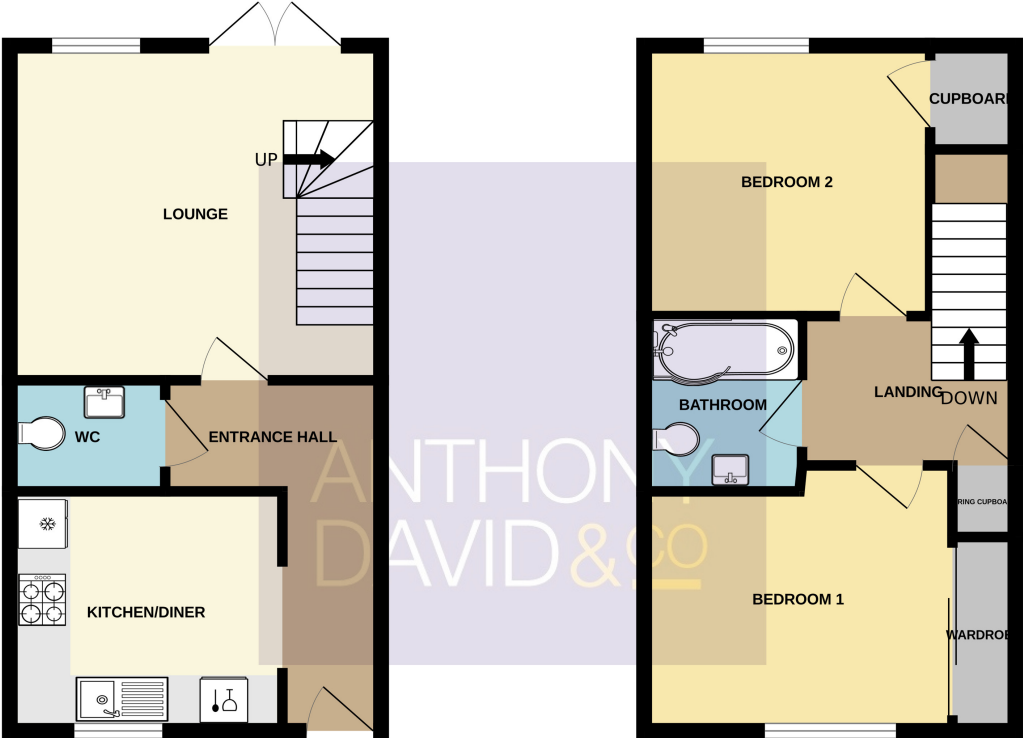
01202 677444

An immaculately presented two double bedroom mid terrace house conveniently situated on the fringes of Oakdale and within walking distance to Poole Town centre, local shops, schools and central bus routes. This ideal starter home offers contemporary living throughout with the accommodation on offer comprising: lounge with direct garden access, bespoke fitted kitchen, downstairs cloakroom and modern bathroom. Externally the property boasts low maintenance garden with sun decked area and rear access to an allocated parking space. Further features include: some fitted appliances to kitchen, fitted wardrobes to bedroom one, storage cupboard, power shower over bath, visitors parking, new boiler (2018) gas central heating and UPVC double glazing. Nearby Schools - Longfleet Combined, Stanley Green Infants, Oakdale Juniors, St Edwards RC/CoE Secondary and Poole High School. Internal viewing highly advised.

**ANTHONY
DAVID & CO**

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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 Doors to

Lounge 13' 11" x 12' 6" (4.24m x 3.81m)

Kitchen/Diner 10' 2" x 8' 11" (3.10m x 2.72m)

Downstairs Cloakroom 5' 10" x 4' 2" (1.78m x 1.27m)

Landing 7' 9" x 3' 10" (2.36m x 1.17m)

Bedroom One 13' 11" x 9' 11" (4.24m x 3.02m)

Bedroom Two 11' 10" x 10' 7" (3.61m x 3.23m)

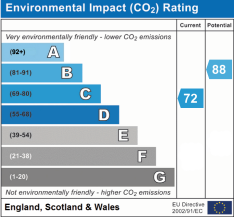
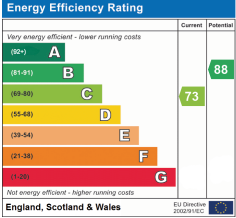
Bathroom 6' 7" x 5' 10" (2.01m x 1.78m)

Garden Low maintenance

Parking Allocated and visitors

Service Charge £300.00 per annum for communal car park area

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.