



78 Stokes Avenue, Poole, Dorset BH15 2EB

Guide Price £350,000 Freehold

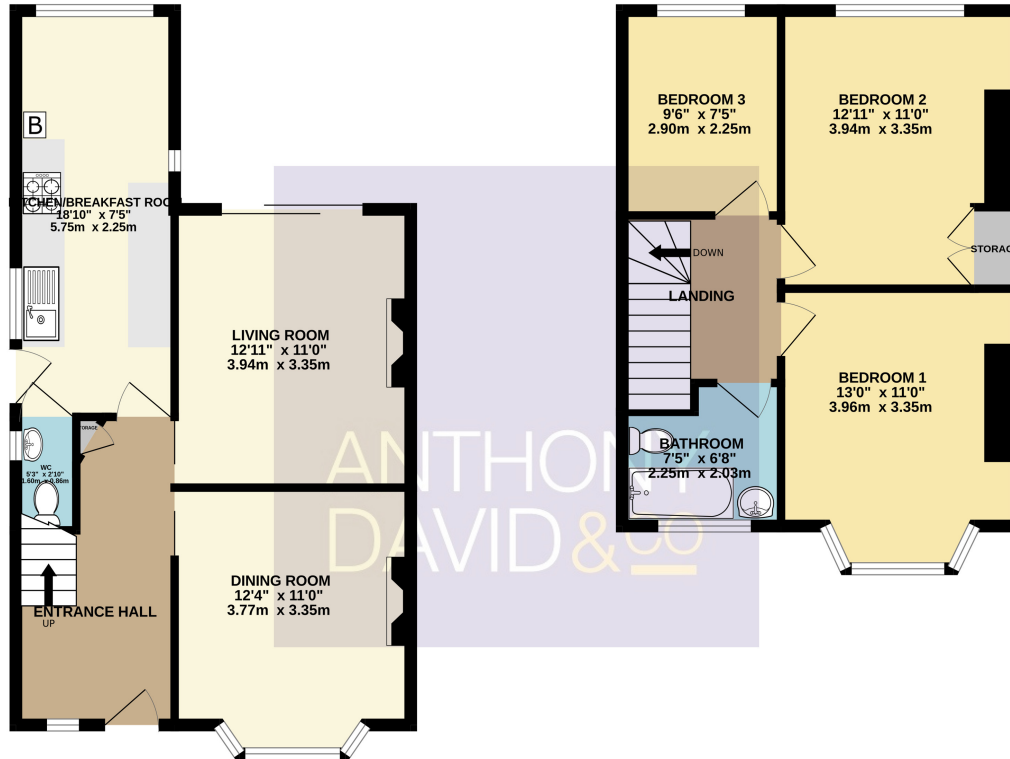
**** NO FORWARD CHAIN ** FIRST TIME TO MARKET IN OVER 55 YEARS **** A characterful three bedroom detached house conveniently situated on this residential road on the fringes of Oakdale and Poole. Poole Hospital and Poole Town centre with its array of shopping facilities, amenities and central transport links are both a short distance away. This characterful property is in need of modernisation and viewing is a must to not only appreciate its fantastic location but also its full potential to become a forever family home. The accommodation on offer comprises: living room, dining room, 18' kitchen/breakfast room, downstairs cloakroom, two double bedrooms, single bedroom and bathroom. Externally the property boasts a beautifully tended extensive Westerly aspect garden with vast lawned area and sun patio. To the front the driveway provides off road parking. Further features of this much loved home include: feature fireplaces to living room and dining room, gas central heating, garden sheds and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High School and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



Entrance Hall Doors to

Dining Room 12' 4" x 11' 0" (3.76m x 3.35m)

Living Room 12' 11" x 11' 0" (3.94m x 3.35m)

Kitchen/Breakfast Room 18' 10" x 7' 5" (5.74m x 2.26m)

Downstairs Cloakroom 5' 3" x 2' 10" (1.60m x 0.86m)

Landing Doors to

Bedroom One 13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom Two 12' 11" x 11' 0" (3.94m x 3.35m)

Bedroom Three 9' 6" x 7' 5" (2.90m x 2.26m)

Bathroom 7' 5" x 6' 8" (2.26m x 2.03m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band D

TOTAL FLOOR AREA : 947 sq.ft. (87.9 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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