

5 Dale Road, Oakdale, Poole, Dorset BH15 3NG

Guide Price £375,000 Freehold

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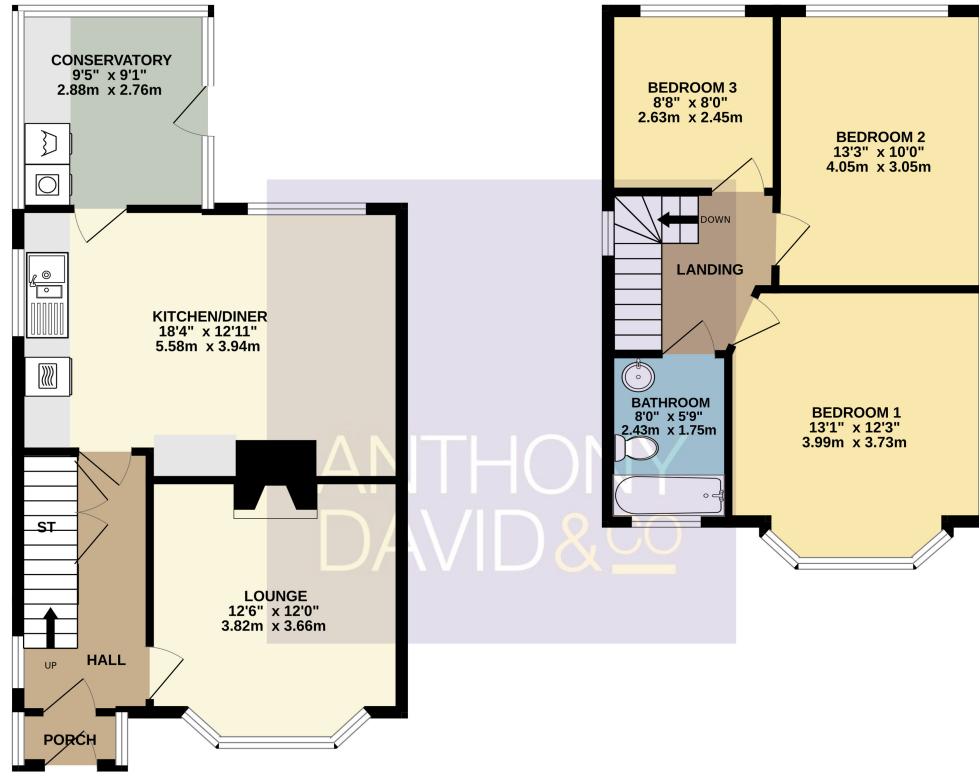
01202 677444

**** NO FORWARD CHAIN **** A three bedroom detached house being conveniently situated a short distance away from amenities, central bus routes and schools. This ideal family home offers circa 1000 sq ft of accommodation, which comprises: lounge, 18' kitchen/diner, conservatory, two double bedrooms, good sized single bedroom and bathroom. Externally the property boasts an enclosed rear garden with lawned area and raised decking ideal for al fresco dining in the summer months. To the front the driveway provides off road parking for two cars. Further features include: open fire to lounge, understairs storage, gas central heating and UPVC double glazing. Nearby Schools - St Mary's RC Primary Ocean Academy and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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 12' 6" x 12' 0" (3.81m x 3.66m)

Kitchen/Diner 18' 4" x 12' 11" (5.59m x 3.94m)

Conservatory 9' 5" x 9' 1" (2.87m x 2.77m)

Landing Doors to

Bedroom One 13' 1" x 12' 3" (3.99m x 3.73m)

Bedroom Two 13' 3" x 10' 0" (4.04m x 3.05m)

Bedroom Three 8' 8" x 8' 0" (2.64m x 2.44m)

Bathroom 8' 0" x 5' 9" (2.44m x 1.75m)

Garden Enclosed

Driveway Off road parking x 2

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(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.