



Avenell, 1a Trigon Road, Oakdale, Poole, Dorset BH15 3EP

£317,500 Freehold

**\*\* SIMPLY STUNNING \*\*** A beautifully presented two double bedroom end of terrace house tucked away on this cul-de-sac in Oakdale a short walk away from local shops, park, schools and amenities. The property presents an ideal first time buy/investment purchase and internal viewing is imperative to appreciate the pristine accommodation on offer, which comprises: lounge, contemporary kitchen and downstairs bespoke shower room. Externally the property boasts a stylish rear garden with sun patio, 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 of this 'little gem' include; turnkey living, integrated appliances and breakfast bar to kitchen, new boiler DEC 2021, water softener, gas central heating and UPVC double glazing.

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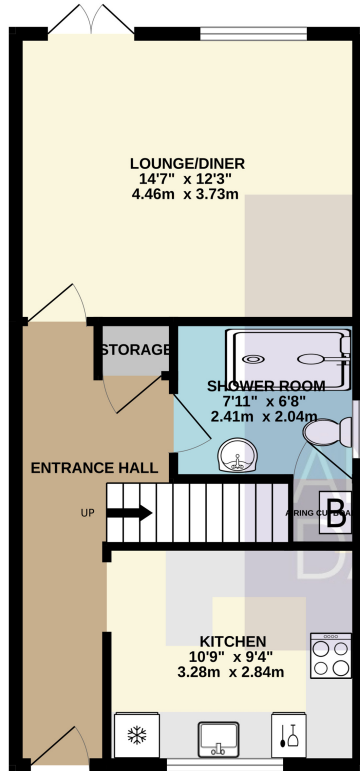
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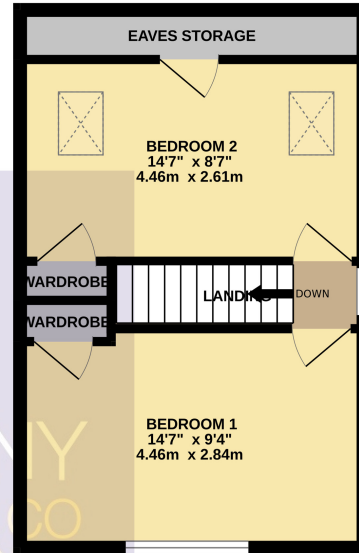
**ANTHONY  
DAVID & CO**



GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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 4.46m x 3.73m (14' 8" x 12' 3")

Kitchen 3.28m x 2.84m (10' 9" x 9' 4")

Downstairs Shower Room 2.41m x 2.04m (7' 11" x 6' 8")

Landing Doors to

Bedroom One 4.46m x 2.83m (14' 8" x 9' 3")

Bedroom Two 4.47m x 2.61m (14' 8" x 8' 7")

Garden Landscaped

Driveway Off road Parking x 2

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
		88	68
		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.