



53 Nansen Avenue, Oakdale, Poole, Dorset BH15 3DD

£475,000 Freehold

A substantial three double bedroom detached house ideally situated in this sought after road in the heart of Oakdale within walking distance of local shops, parks, schools and bus routes. The property would benefit from some cosmetic updating and internal viewing is highly advised to not only appreciate its location but its full potential to create a forever family home. The accommodation on offer comprises: lounge, kitchen/breakfast room, dining room, downstairs cloakroom and family bathroom. Externally there is a good sized garden with lawned area, sun patio, garden shed and summer house. To the front there is a further garden, driveway providing off road parking which in turn leads to a garage/workshop. Further features include: feature fireplaces to lounge and dining room, fitted wardrobes to bedroom one, over 1200 sq ft (including garge/workshop), 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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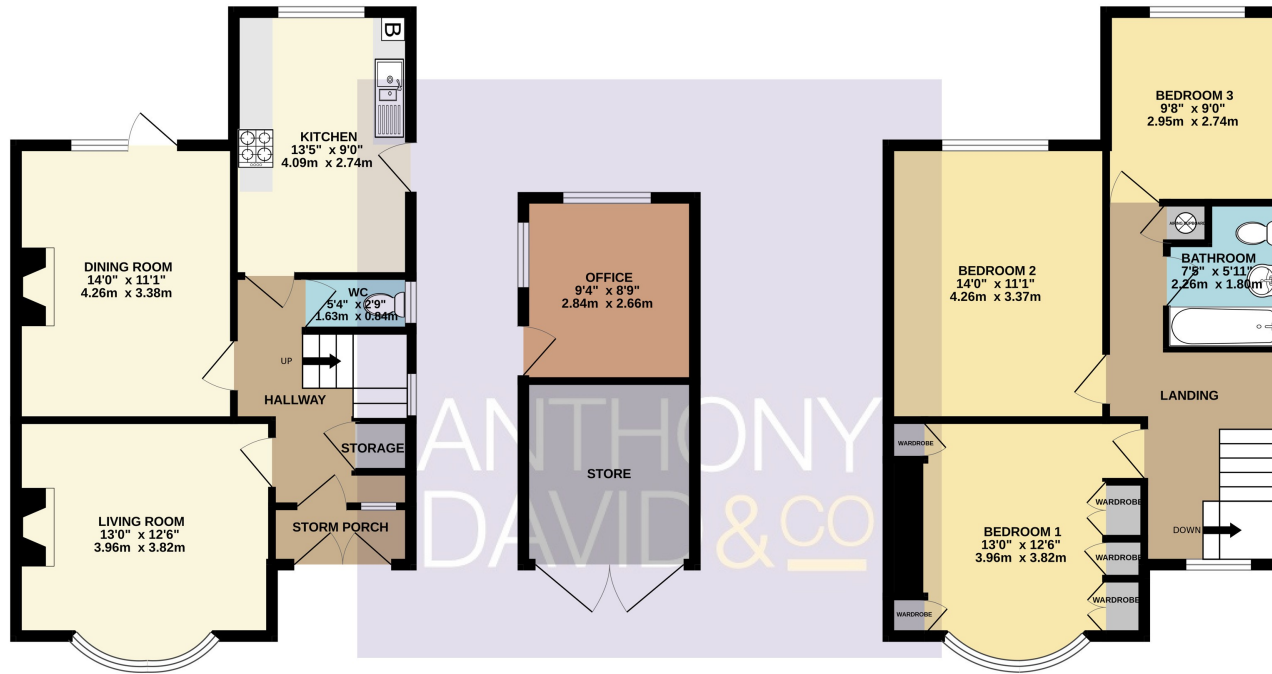
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**ANTHONY
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GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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Entrance Hall Doors to

- Lounge 13' 0" x 12' 6" (3.96m x 3.81m) into bay
- Kitchen/Breakfast Room 13' 5" x 9' 0" (4.09m x 2.74m)
- Dining Room 14' 0" x 11' 1" (4.27m x 3.38m)
- Downstairs Cloakroom 5' 11" x 2' 9" (1.80m x 0.84m)

Landing Doors to

- Bedroom One 13' 2" x 13' 0" (4.01m x 3.96m) into bay
- Bedroom Two 14' 0" x 11' 1" (4.27m x 3.38m)
- Bedroom Three 10' 0" x 9' 0" (3.05m x 2.74m)
- Bathroom 7' 5" x 5' 11" (2.26m x 1.80m)
- Garage 9' 4" x 8' 9" (2.84m x 2.67m)
- Workshop 9' 4" x 8' 9" (2.84m x 2.67m)
- Driveway Off road parking
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 any 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.