



1 Middle Road, Oakdale, Poole, Dorset BH15 3SH

£325,000 Freehold

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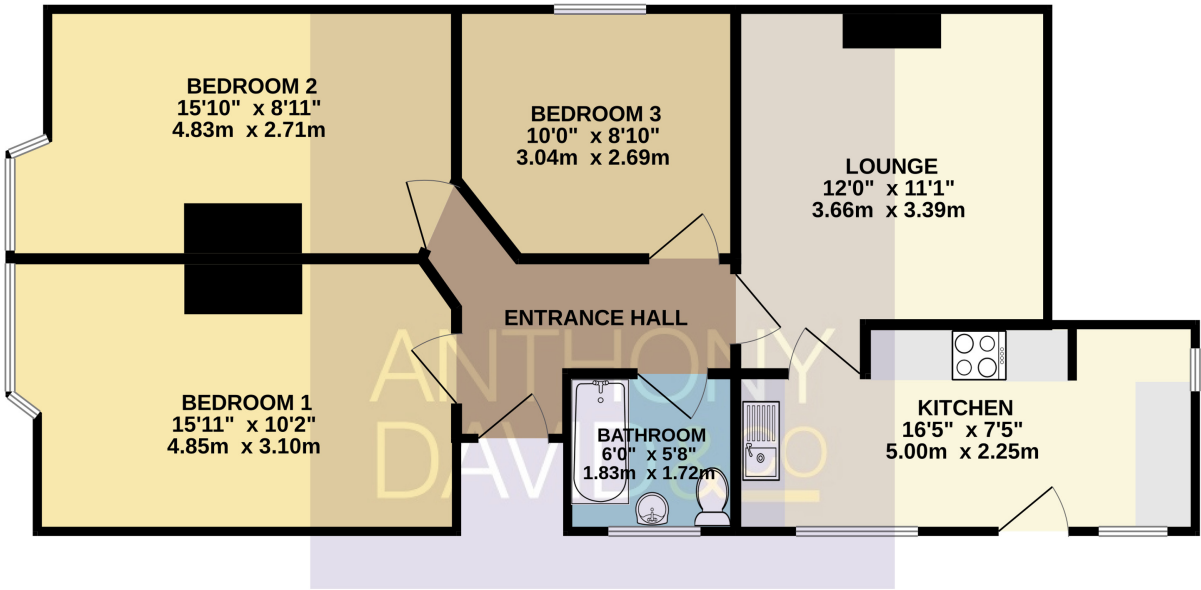
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**** NO FORWARD CHAIN **** A three bedroom detached bungalow situated on this generous plot on this quiet residential road in Oakdale a short distance away from schools, shops, bus routes and amenities. The property is in need of total modernisation and with proposed planning to extend (STPP) and viewing is essential to appreciate it's full potential to become an impressive residence. The current accommodation on offer comprises: lounge, kitchen, two double bedrooms, single bedroom and bathroom. Externally there is a sizable rear garden. To the front the driveway provides off road parking which in turn leads to a detached garage. AGENTS NOTE: PLANNING HAS NOT BEEN APPLIED FOR THE ILLUSTRATIONS ARE FOR IDEAS ONLY .

**ANTHONY
DAVID & CO**

GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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' 0" x 11' 1" (3.66m x 3.38m)

Kitchen 16' 5" x 7' 5" (5.00m x 2.26m)

Bedroom One 15' 11" x 10' 2" (4.85m x 3.10m)

Bedroom Two 15' 10" x 8' 11" (4.83m x 2.72m)

Bedroom Three 10' 0" x 8' 10" (3.05m x 2.69m)

Bathroom 6' 0" x 5' 8" (1.83m x 1.73m)

Garden Enclosed

Garage Detached

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	58	72
EU Directive 2002/91/EC		

Property details contained herein do not form part of 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.