



27 Hythe Road, Poole, Dorset BH15 3NN

£325,000

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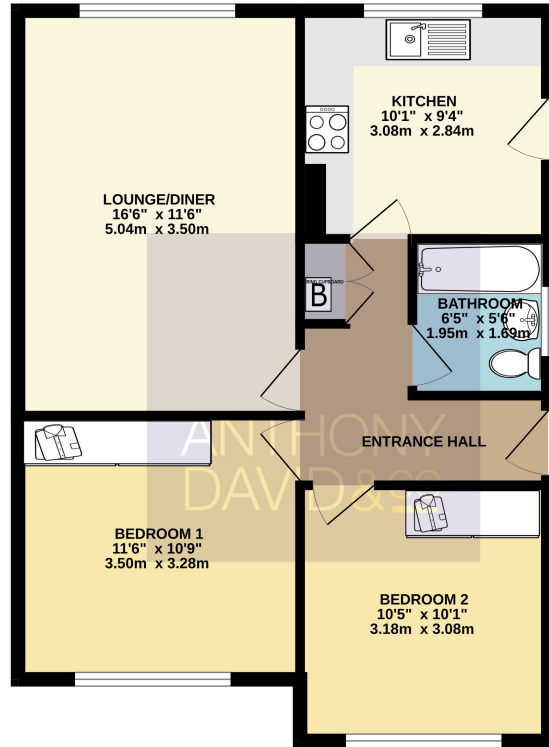
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

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**\*\* NO FORWARD CHAIN \*\*** A charming two double bedroom detached bungalow situated in a popular and quiet residential road in Oakdale a short distance from, parks and local shops. The property would benefit from cosmetic updating and internal viewing is essential to appreciate its full potential. The accommodation on offer comprises: 16' lounge/diner, fitted kitchen and bathroom. Externally the property boasts a Westerly aspect garden with lower lawned area and raised sun patio. To the front the driveway provides ample off road parking. Further features of this 'little gem' include: feature fireplace to lounge, fitted wardrobes to both bedrooms, garden shed, gas central heating and UPVC double glazing. Nearby Schools - Canford Heath Infants and Juniors, Stanley Green Infants, Oakdale Juniors and St Edwards RC/CoE Secondary is a short walk away.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 5.04m x 3.50m (16' 6" x 11' 6")

Kitchen 3.08m x 2.84m (10' 1" x 9' 4")

Bedroom One 3.50m x 3.28m (11' 6" x 10' 9")

Bedroom Two 3.18m x 3.08m (10' 5" x 10' 1")

Bathroom 1.95m x 1.69m (6' 5" x 5' 7")

Garden Westerly aspect

Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA : 612 sq.ft. (56.8 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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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>		66	85
		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.