

**Dorchester Road, Oakdale,
Poole, Dorset, BH15 3SE**



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Dorchester Road, Oakdale, Poole, Dorset, BH15 3SE

FREEHOLD GUIDE PRICE £340,000 - £350,000

An immaculately presented, 2 double bedroom detached bungalow with refitted fully integrated kitchen, modern bathroom, conservatory, low maintenance level garden, driveway and garage. An ideal retirement property as it is walking distance to a local shop, on a bus route, has a level garden and is within a mile of Poole Town Centre with all its amenities. The owners have made many improvements to the bungalow and further offers double glazing, gas central heating, fully serviced boiler and a replaced roof.

- Charming, extended detached 1950's 2 double bedroom bungalow
- Very well presented internally
- Excellent location being on a bus route and close to a convenience store
- Replaced fitted kitchen in 2017 in a range cream shaker style kitchen with integrated appliances to include ceramic hob with extractor, double oven, fridge/freezer and washing machine. The kitchen has space for a small breakfast table and has wood effect laminate flooring
- Generous lounge/dining room and bedroom 2 used as a second lounge
- Modern double glazed conservatory, built in 2015 with side doors leading to patio and garden
- Main bedroom with bay window and floor to ceiling wardrobes to one wall
- Modern bathroom with shower over the bath, fully tiled walls, corner wash basin and wc
- Gas central heating and fully serviced boiler
- New roof in 2016 and part boarded loft with pull down ladder
- Driveway with parking for one car and side access to detached garage (too narrow for a car to drive down)
- Shingle area to the front of the property that could be an area for potential parking
- Delightful, flat rear garden that has been landscaped by the current owners to include an outside patio, ideal for dining, artificial grass lawn with central path leading to a summer house (currently used as a workshop)

This is an ideal retirement property with a local shop a hundred yards away on the main Ringwood Road and the Co Op around 400m away. Set on a bus stop, the property has easy access to Poole Park, hospital, doctors and town facilities all within a mile. Poole town centre is just a little further along from Poole Park and offers a wide range of shops, restaurants and bars and the famous Poole Quay and Bournemouth airport is just over 8 miles away.

COUNCIL TAX BAND: C

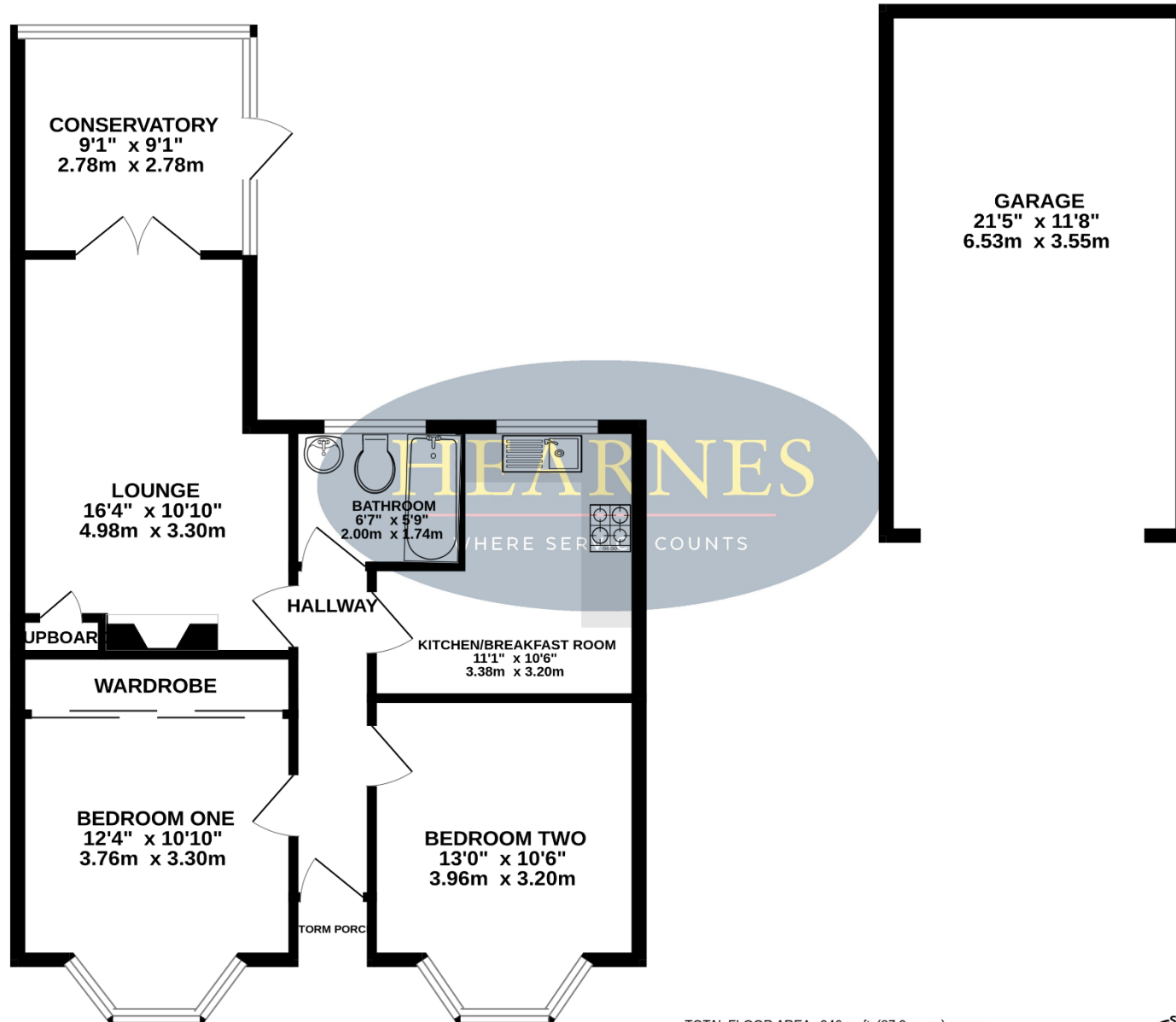
EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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