



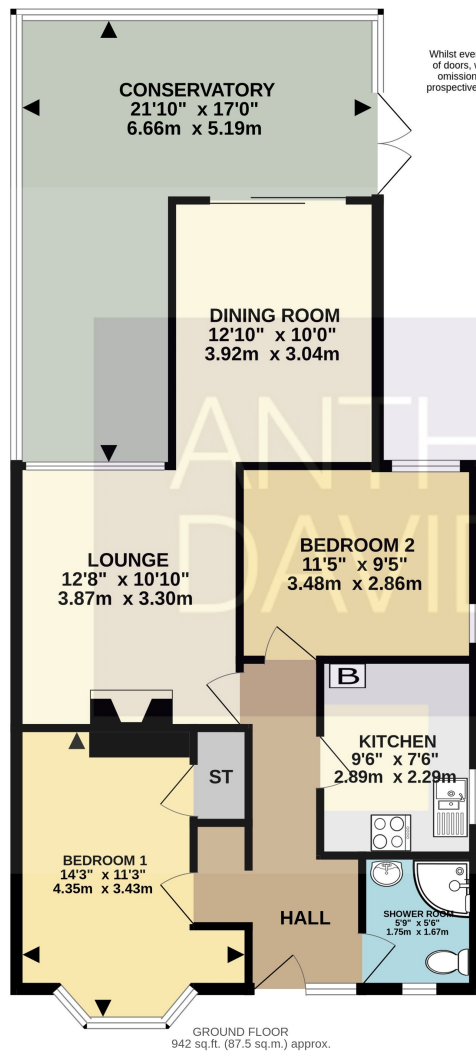
22 Winifred Road, Oakdale, Poole, Dorset BH15 3PU

£385,000 Freehold

A superb two bedroom detached bungalow situated in this sought after cul-de-sac in the heart of Oakdale within close proximity of local shops, schools and amenities. This immaculate home offers good sized living throughout and internal viewing of this little gem is a must to appreciate the accommodation on offer, which comprises: lounge, stylish kitchen, dining room, conservatory, loft room and modern shower room. Externally the property boasts a low maintenance Southerly aspect garden with raised sun deck and lawned area. To the front the driveway provides allocated parking for two vehicles. Further features include: two wood burners (one to lounge and one to conservatory), NEW BOILER 2023 (with warranty), eaves storage, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards RC/CoE Secondary.

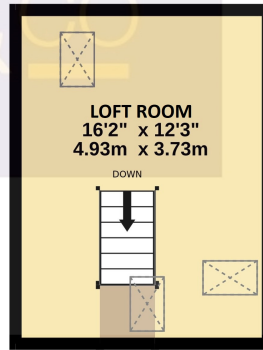
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**ANTHONY  
DAVID & CO**



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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**1ST FLOOR**  
198 sq.ft. (18.4 sq.m.) approx.

Entrance Hall Doors to

Lounge 12' 8" x 10' 10" (3.86m x 3.30m)

Dining Room 12' 10" x 10' 0" (3.91m x 3.05m)

Kitchen 9' 6" x 7' 6" (2.90m x 2.29m)

Conservatory 21' 10" x 17' 0" (6.65m x 5.18m)

Bedroom One 14' 3" x 11' 3" (4.34m x 3.43m)

Bedroom Two 11' 5" x 9' 5" (3.48m x 2.87m)

Loft Room 16' 2" x 12' 3" (4.93m x 3.73m)

Shower Room 5' 9" x 5' 8" (1.75m x 1.73m)

Garden Southerly aspect

Driveway Off road parking

Council Tax Band C



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>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
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.