



44 Mellstock Road, Oakdale, Poole, Dorset BH15 3DP

£325,000 Freehold

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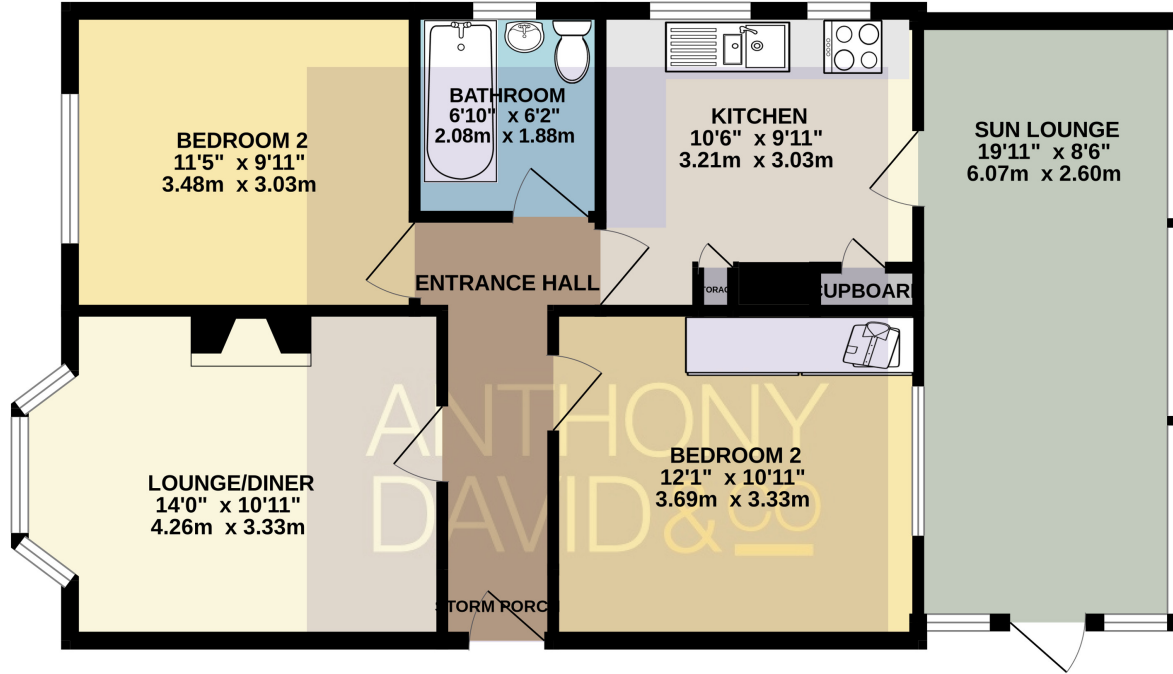
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****GUIDE PRICE £325,000-£335,000**** A two double bedroom detached bungalow situated on this popular residential location in the heart of Oakdale close to local shops, amenities, schools and parks. The property is in need of refurbishment and internal viewing is highly advised to appreciate its full potential. The accommodation on offer comprises: 14' lounge/diner, sun lounge, kitchen and bathroom. Externally the property boast an extensive South facing garden with vast lawned area, sun patio, summer house and workshop. To the front the driveway provides off road parking. Further features include: NO FORWARD CHAIN, UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
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GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



Entrance Hall Doors to -

Lounge/Diner 4.23m x 3.33m (13' 11" x 10' 11")

Kitchen 3.27m x 3.05m (10' 9" x 10' 0")

Sun Lounge 6.08m x 2.40m (19' 11" x 7' 10")

Bathroom 1.87m x 2.08m (6' 2" x 6' 10")

Bedroom 1 3.68m x 3.33m (12' 1" x 10' 11")

Bedroom 2 3.48m x 3.03m (11' 5" x 9' 11")

Garden Southerly Aspect

Workshop/Summer House

Council Tax Band - C

TOTAL FLOOR AREA: 756 sq.ft. (70.2 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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