



25 Bailey Crescent, Oakdale, Poole, Dorset BH15 3EZ

Guide Price £400,000 Freehold

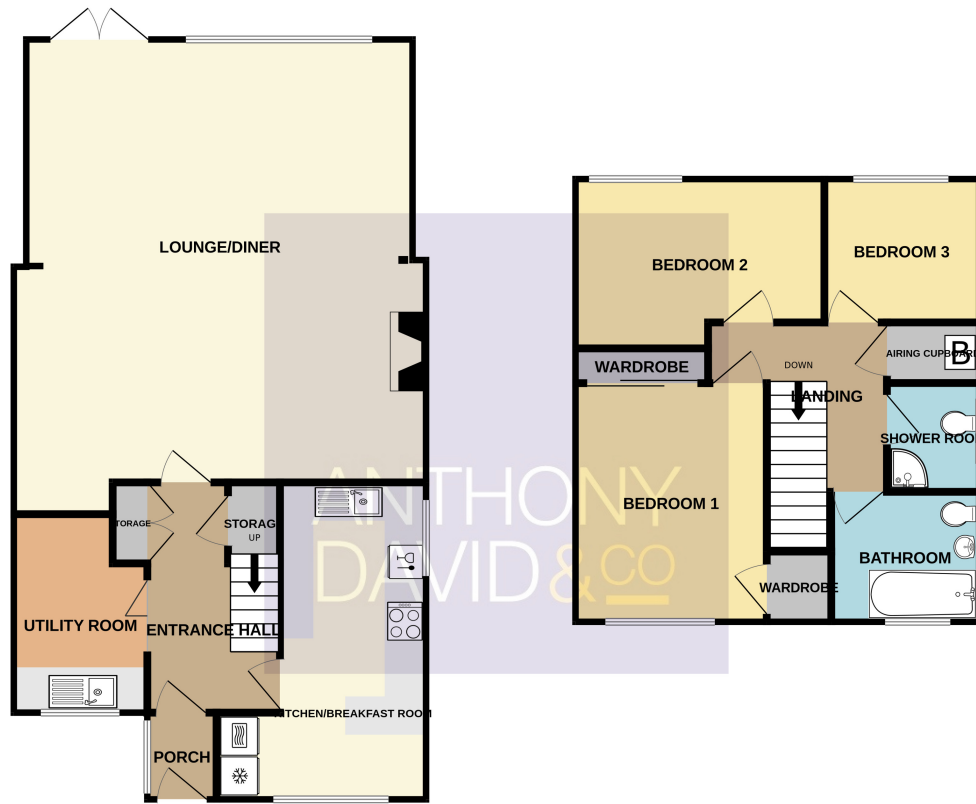
A fantastic three bedroom semi detached house ideally situated in this popular road in Oakdale within close proximity to schools, parks and central bus routes. Aldi and Tesco Extra are also just a short distance away. This immaculate home has been extended and redecorated by the current owners and viewing is highly advised to not only appreciate its desirable location but also the accommodation on offer, which comprises: stunning lounge/diner with direct garden access, modern kitchen, utility room, two double bedrooms, one single bedroom, shower room and bathroom. Externally the property boasts a good sized garden with sun patio and lawned area. To the front the driveway provides off road parking for two cars. Further features of this superb family home include: some integrated appliances to kitchen, fitted wardrobes to bedroom one, storage cupboards, gas central heating and UPVc double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 7.30m x 6.31m (23' 11" x 20' 8")

Kitchen/Breakfast Room 4.80m x 2.79m (15' 9" x 9' 2")

Utility Room 3.04m x 2.06m (10' 0" x 6' 9")

Landing Doors to

Bedroom One 4.19m x 2.93m (13' 9" x 9' 7")

Bedroom Two 3.83m x 2.59m (12' 7" x 8' 6")

Bedroom Three 2.39m x 2.18m (7' 10" x 7' 2")

Shower Room 1.67m x 1.35m (5' 6" x 4' 5")

Bathroom 2.27m x 1.94m (7' 5" x 6' 4")

Garden Enclosed

Driveway Off road parking x 2

Council Tax Band D

TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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>	63	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.