



34b Winterbourne Road, Poole, Dorset BH15 2ES

Guide Price £325,000 Freehold

A stunning two double bedroom semi detached house having been built in 2019. The property is conveniently situated on this popular residential road on the fringes of Oakdale close to local shops, parks and amenities, Poole Town centre with its array of shopping facilities and central transport links is also a short distance away. This ideal starter home offers stylish living throughout and internal viewing is advised to not only appreciate its handy location but the accommodation on offer, which comprises: 21' lounge/diner, luxury kitchen, downstairs cloakroom and contemporary bathroom. Externally the property boasts a beautifully maintained garden with raised artificial lawned area with step down to paved sun patio area. To the front there is allocated parking for two cars in tandem. Further features of this 'turnkey' home include: integrated appliances to kitchen, fitted wardrobes to both bedrooms, solar panels, underfloor heating to downstairs, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards Rc/CoE Secondary.

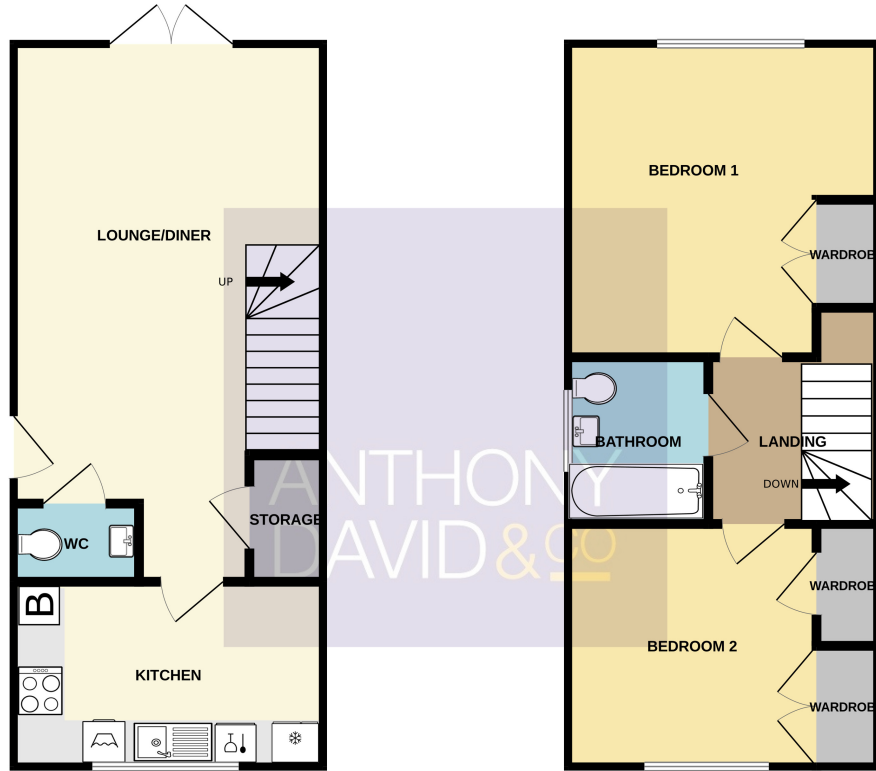
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**ANTHONY  
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GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



Lounge/Diner 21' 2" x 12' 5" (6.45m x 3.78m)

Kitchen 12' 5" x 7' 5" (3.78m x 2.26m)

Downstairs Cloakroom 5' 0" x 3' 2" (1.52m x 0.97m)

Bedroom One 12' 7" x 12' 5" (3.84m x 3.78m)

Bedroom Two 12' 5" x 9' 6" (3.78m x 2.90m)

Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)

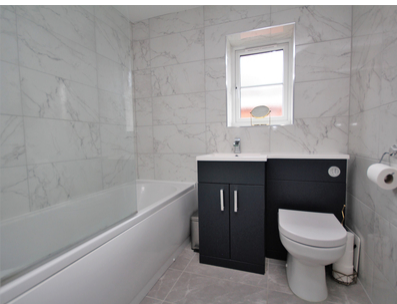
Garden Enclosed

Driveway Off road parking x 2

Council Tax Band C

TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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>		89	90
		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.