



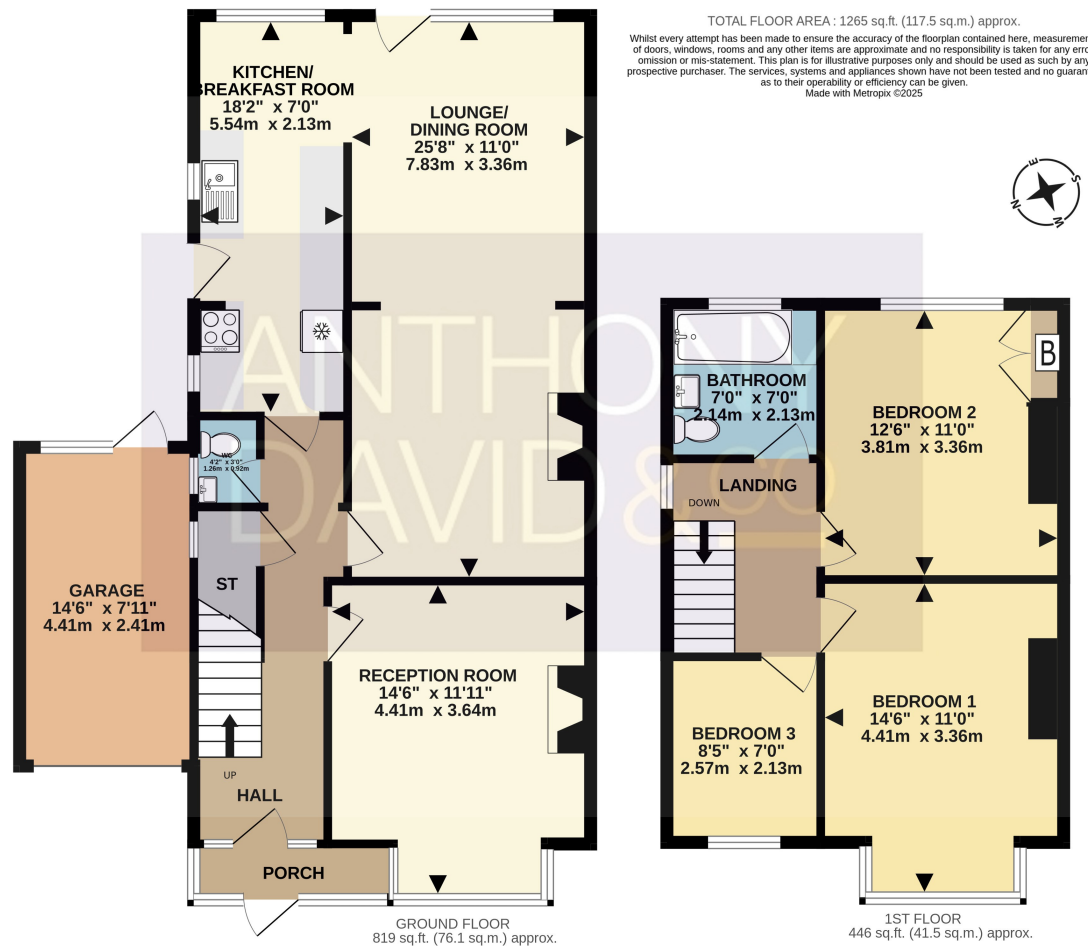
30 Harbour Hill Road, Oakdale, Poole, Dorset BH15 3PZ

£475,000 Freehold

**** NO FORWARD CHAIN **** A superb three bedroom detached house ideally situated on one of Oakdale's most premier roads close to local amenities and bus routes. Poole Hospital and Poole town centre with its array of shopping facilities and transport links are also within close proximity. The property has recently been refurbished and offers over 1250 sq ft (to include garage) of living space. Internal viewing is imperative to not only appreciate its sought after location but also the accommodation on offer, which comprises: 25' lounge/diner, stylish newly fitted kitchen/breakfast, reception room, downstairs cloakroom, two double bedrooms, single bedroom and newly fitted bathroom. Externally the property boasts an extensive rear garden being mainly laid to lawn with steps up to sun patio. To the front the driveway provides off road parking which in turn leads to a garage. Further features of this ideal family home include: new heating system and boiler, new carpets, feature fireplace, fitted wardrobes to bedroom two, gas central heating and UPVC double glazing. Nearby schools - Stanley Green Infant Academy, St Mary's Catholic Primary, Longfleet Primary, Poole High and St Edwards RC of CoE Secondary.

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**ANTHONY
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Entrance Hall Doors to

Lounge/Diner 25' 8" x 11' 0" (7.82m x 3.35m)

Kitchen/Breakfast Room 18' 2" x 7' 0" (5.54m x 2.13m)

Reception Room 14' 6" x 11' 11" (4.42m x 3.63m)

Downstairs Cloakroom 4' 2" x 3' 0" (1.27m x 0.91m)

Landing Doors to

Bedroom One 14' 6" x 11' 0" (4.42m x 3.35m)

Bedroom Two 12' 6" x 11' 0" (3.81m x 3.35m)

Bedroom Three 8' 5" x 7' 0" (2.57m x 2.13m)

Bathroom 7' 0" x 7' 0" (2.13m x 2.13m)

Garage 14' 6" x 7' 11" (4.42m x 2.41m)

Garden Extensive

Driveway Off road parking

Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
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 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.