



Total Area: 81.8 m² ... 880 ft²

All measurements are approximate and for display purposes only



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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24 Winifred Road, Poole, Dorset, BH15 3PU
Guide Price £375,000

**** PLANNING PERMISSION APPROVED ** GREAT OPPORTUNITY TO CREATE A FOREVER FAMILY HOME**
**** Link Homes Estate Agents are delighted to present for sale this three bedroom detached bungalow positioned in a quiet cul-de-sac with granted planning permission to be converted into either a four bedroom house or a chalet bungalow located in the heart of Oakdale, Poole. The property currently benefits from an array of standout features including three bedrooms, a good-sized living room with direct access onto the Southerly-facing private garden, a separate kitchen with space for appliances, a three-piece family bathroom suite and a a shingle driveway with parking for multiple vehicles. This property is a must view to appreciate the potential being offered!**

Winifred Road is located in the desirable residential area of Oakdale within walking distance to Tesco Express, doctor's surgeries, Poole Hospital, local pubs and Oakdale Play Park. Schools close by include Poole High School, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary and Oakdale Junior school. Poole Town Centre is approximately just 1.4 miles away and benefits from the Dolphin Shopping Centre, The Lighthouse theatre, Poole bus station and Poole train station with direct routes to London Waterloo.



Ground Floor

Entrance Hallway

Smooth set ceiling, spotlight, smoke alarm, UPVC double glazed door to the front aspect, UPVC double glazed frosted window to the front aspect, storage cupboard with the consumer unit enclosed, radiator, power points, picture rails, 'HIVE' system and laminate flooring.

Living Room

Smooth set ceiling, spotlights, UPVC double glazed French doors to the rear aspect, UPVC double glazed single door to the rear aspect, UPVC double glazed window to the rear aspect, radiators, power points, television point and laminate flooring.

Kitchen

Smooth set ceiling, spotlights, UPVC double glazed frosted window to the side aspect, wall and base mounted units, stainless steel sink with drainer, space for a washing machine, space for a dishwasher, space for a free-standing gas hob with oven, fitted overhead stainless steel extractor fan, tiled splash back, power points, space for an American style fridge/freezer and vinyl flooring.

Bedroom One

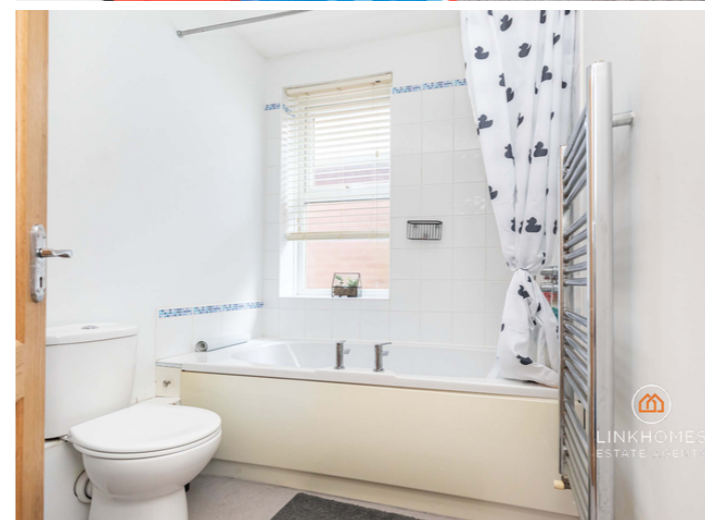
Smooth set ceiling, spotlights, smoke alarm, UPVC double glazed bay window to the front aspect, picture rails, two radiator, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, smoke alarm, loft hatch (lighting, fitted ladder, combination boiler and partially boarded), UPVC double glazed window to the front aspect, power points and carpeted flooring.



Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath with overhead shower, toilet, pedestal sink, wall mounted vanity unit with mirrored front, stainless steel heated towel rail and vinyl flooring.

Outside

Garden

Laid to lawn with patio area, surrounding wooden fences, outside light, outside tap and side gated access.

Driveway

Shingle driveway with parking for multiple vehicles, outside light, wooden fences, brick wall and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C - Approximately £2,004.38per annum.

Planning application numbers:

Ref. No: APP/24/00589/F
Ref. No: APP/24/00570/F

Stamp Duty

First Time Buyer: £3,750
Moving Home: £8,750
Additional Property: £27,500