



16 Moor View Road, Oakdale, POOLE, Dorset BH15 3LS

£275,000 Freehold

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**** NO FORWARD CHAIN **** A super two double bedroom end of terrace house conveniently situated on this residential cul-de-sac in the heart of Oakdale within close proximity of local shops, schools, parks and amenities. This ideal first time buy/investment property would benefit from some modernisation/cosmetic updating and viewing is a must to appreciate its full potential. The accommodation on offer comprises: 20' lounge/diner, fitted kitchen, bathroom and separate cloakroom. Externally the property boasts a nice sized garden with lawned area and sun patio. Further features include: 13' lean to, storage cupboards, on street parking, gas central heating and UPVC double glazing. Nearby schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE is just a short stroll away.

**ANTHONY
DAVID & CO**

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 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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- Entrance Hall Doors to
- Lounge/Diner 20' 4" x 11' 1" (6.20m x 3.38m)
- Kitchen 10' 7" x 9' 3" (3.23m x 2.82m)
- Lean To 13' 0" x 5' 11" (3.96m x 1.80m)
- Landing Doors to
- Bedroom One 14' 4" x 8' 8" (4.37m x 2.64m)
- Bedroom Two 11' 6" x 11' 2" (3.51m x 3.40m)
- Bathroom 5' 11" x 4' 11" (1.80m x 1.50m)
- Separate Cloakroom 9' 11" x 2' 7" (3.02m x 0.79m)
- Garden Nice sized
- Parking On street
- Council Tax Band B



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 89 |
| (69-80) C | 71 | |
| (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.