



80 Stokes Avenue, Poole, Dorset BH15 2EB

Guide Price £400,000 Freehold

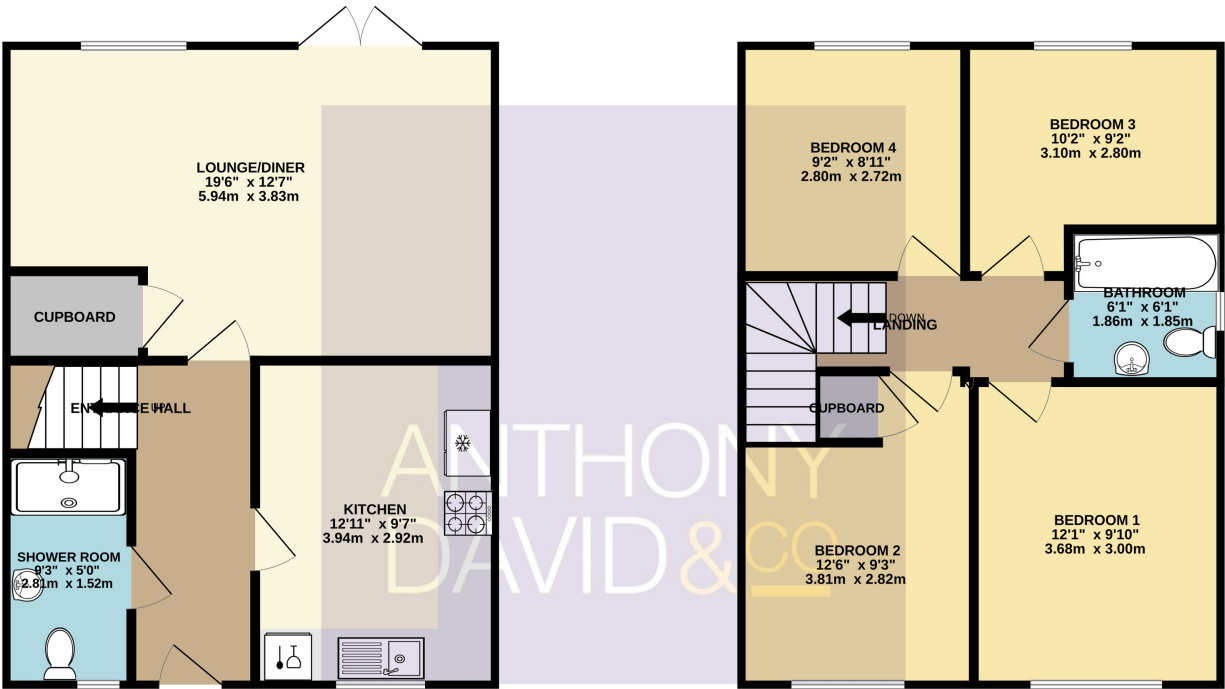
**** SIMPLY STUNNING **** An exemplary four double bedroom semi detached house conveniently situated on the fringes of Oakdale and Poole a short distance away from local shops, bus routes and amenities. Poole Town centre with its array of shopping facilities and central transport links is also close to hand. This striking property is presented in pristine condition throughout and viewing is essential to appreciate the elegant accommodation on offer, which comprises: lounge/diner, contemporary kitchen, bespoke downstairs shower room and stylish family bathroom. Externally the property boasts a beautifully tended Westerly aspect garden with lawned area, sun deck and patio ideal for al fresco dining in the summer months. To the front the brick paved driveway provides off road parking. Further features of this 'ready to move into' home include; integrated appliances to kitchen, storage cupboards, solar panels, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
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GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.4 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 5.94m x 3.83m (19' 6" x 12' 7")

Kitchen 3.94m x 2.92m (12' 11" x 9' 7")

Downstairs Shower 2.81m x 1.47m (9' 3" x 4' 10")

Landing Doors to

Bedroom One 3.68m x 3.10m (12' 1" x 10' 2")

Bedroom Two 3.81m x 2.72m (12' 6" x 8' 11")

Bedroom Three 3.10m x 2.80m (10' 2" x 9' 2")

Bedroom Four 2.80m x 2.72m (9' 2" x 8' 11")

Bathroom 1.85m x 1.79m (6' 1" x 5' 10")

Garden Westerly aspect

Driveway Off road parking

Council Tax Band C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 89 | 90 |
| (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.