



146 Wimborne Road, Poole, Dorset BH15 2EH

£374,950 Freehold

**** NO FORWARD CHAIN **** A superb three double bedroom semi detached house ideally situated on the fringes of Oakdale and Poole within walking distance to local shops, facilities and schools. Poole Hospital and Poole Town centre with its array of shopping facilities and central transport links is also close to hand. This sizable property offers offer 1100 sq ft of living space and internal viewing is a must to not only appreciate its convenient location but also the accommodation on offer which comprises: sitting room, fitted kitchen, dining room, downstairs cloakroom, oversized double bedroom, two further double bedrooms and bathroom. Externally the property has a low maintenance garden, garage and ample parking accessed via a private lane to the rear. Further features of this ideal family home include: feature fireplace to lounge, gas central heating, storage cupboards, garden store and gas central heating. Nearby Schools - Longfleet Primary, Stanley Green Infants, Oakdale Juniors, St Edwards RC/CoE Secondary and Poole High being just a short stroll away.

info@anthonydavid.co.uk

www.anthonydavid.co.uk

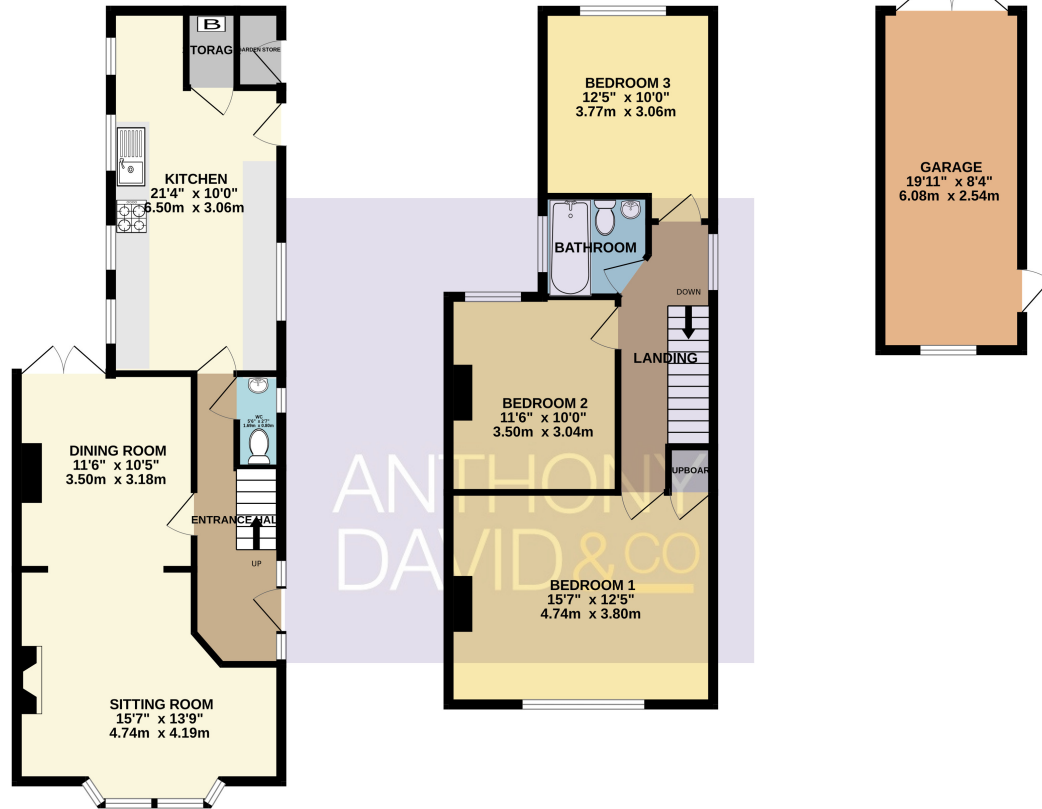
01202 677444 

**ANTHONY
DAVID & CO**

GROUND FLOOR
587 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.5 sq.m.) approx.

2ND FLOOR
166 sq.ft. (15.4 sq.m.) approx.



ANTHONY
DAVID & CO

TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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.
Made with Metropix ©2024



Entrance Hall Doors to

Sitting Room 15' 7" x 13' 9" (4.75m x 4.19m)

Dining Room 11' 6" x 10' 5" (3.51m x 3.17m)

Kitchen 21' 4" x 10' 0" (6.50m x 3.05m)

Downstairs Cloakroom 5' 6" x 2' 7" (1.68m x 0.79m)

Landing Doors to

Bedroom One 15' 7" x 12' 5" (4.75m x 3.78m)

Bedroom Two 11' 6" x 10' 0" (3.51m x 3.05m)

Bedroom Three 12' 5" x 10' 0" (3.78m x 3.05m)

Bathroom 6' 3" x 5' 11" (1.9m x 1.8m)

Garage 19' 11" x 8' 4" (6.07m x 2.54m)

Garden Low maintenance

Rear Access Drive Ample off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
		71	83
England, Scotland & Wales		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.