



48 Preston Road, Oakdale, Poole, Dorset BH15 3BL

£345,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A superb three bedroom semi detached house ideally situated in this popular residential road in the heart of Oakdale within walking distance of local shops, schools, parks and amenities. The property would benefit from some cosmetic updating and internal viewing is a must to not only appreciate its convenient location but also its full potential to become a family home. The property offers over 1000 sq ft of accommodation (including garage), which comprises: 18' lounge, fitted kitchen/diner, downstairs cloakroom, two double bedrooms, one good sized single and shower room. Externally the property boasts a good sized South Easterly aspect garden with sun patio and lawned area. To the front the driveway provides off road parking for two cars which in turn leads to an integral garage. Further features include: feature fire place to lounge, fitted wardrobes to bedrooms one and two and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary. NB: There is a warm air heating system in place.

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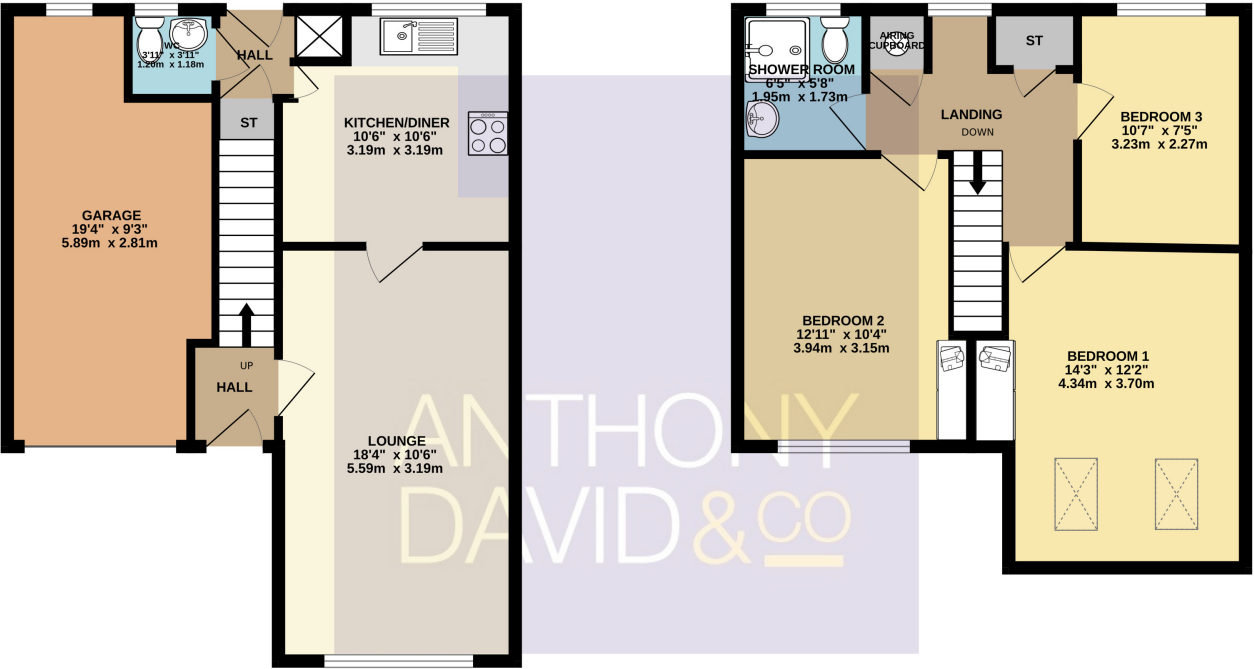
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**ANTHONY  
DAVID & CO**



GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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 18' 4" x 10' 6" (5.59m x 3.20m)
- Kitchen/Diner 10' 6" x 10' 6" (3.20m x 3.20m)
- Downstairs Cloakroom 3' 11" x 3' 11" (1.19m x 1.19m)
- Landing Doors to
- Bedroom One 14' 3" x 12' 2" (4.34m x 3.71m)
- Bedroom Two 12' 11" x 10' 4" (3.94m x 3.15m)
- Bedroom Three 10' 7" x 7' 5" (3.23m x 2.26m)
- Shower Room 6' 5" x 5' 8" (1.96m x 1.73m)
- Garage 19' 4" x 9' 3" (5.89m x 2.82m)
- Garden South Easterly aspect
- Driveway Off road parking x 2
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.