



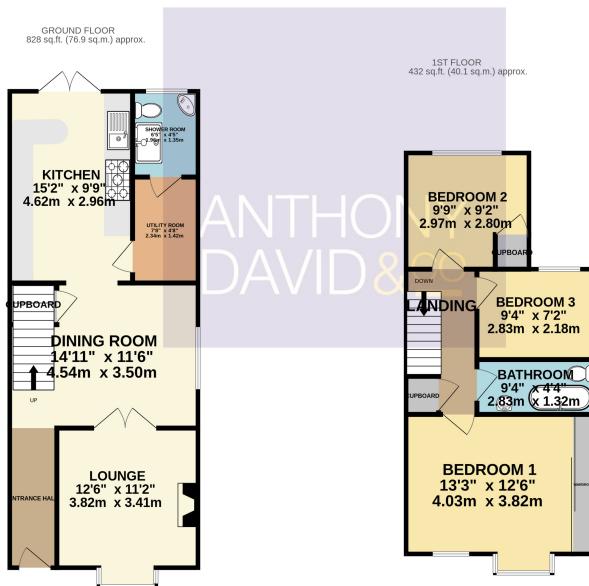
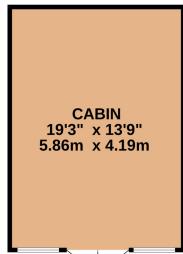
15 Jolliffe Road, Poole, Dorset BH15 2EY

£369,950 Freehold

A superb three bedroom semi detached house ideally situated on the fringes of Oakdale and Poole just a short walk from local schools, shops and amenities. Poole Hospital and Poole Town centre are also close to hand. This ideal family home offers circa 1000 sq foot of living space and internal viewing is highly advised to not only appreciate convenient location but also the versatile accommodation on offer, which comprises: lounge, fitted kitchen, dining room, downstairs shower room, utility room, and contemporary bathroom. Externally the property boasts a low maintenance Westerly aspect garden with decked area and paving which lead to a 19' lodge/office/studio. To the front the driveway provides off road parking. Further features include: feature fireplace to lounge, 'Range' cooker and breakfast bar to kitchen, fitted wardrobes to bedroom one, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, Poole High and St Edwards RC/CoE Secondary.

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TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) APPROX.
 Whilst every attempt has been made to ensure the accuracy of the diagrams 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 12' 6" x 11' 2" (3.81m x 3.40m)

Kitchen 15' 2" x 9' 9" (4.62m x 2.97m)

Dining Room 14' 11" x 11' 6" (4.55m x 3.51m)

Utility Room 7' 8" x 4' 8" (2.34m x 1.42m)

Downstairs Shower Room 6' 5" x 4' 5" (1.96m x 1.35m)

Landing Doors to

Bedroom One 13' 3" x 12' 6" (4.04m x 3.81m)

Bedroom Two 9' 9" x 9' 2" (2.97m x 2.79m)

Bedroom Three 9' 4" x 7' 2" (2.84m x 2.18m)

Bathroom 9' 4" x 4' 4" (2.84m x 1.32m)

Lodge/Office/Studio 19' 3" x 13' 9" (5.87m x 4.19m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band C

