



126 Foxholes Road, Oakdale, Poole, Dorset BH15 3NE

Guide Price £300,000 Freehold

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**** NO FORWARD CHAIN **** A two double bedroom detached bungalow situated on this residential road in Oakdale close to local schools, parks, bus routes and amenities. This characterful home is in need of total modernisation and internal viewing is highly advised to appreciate not only its full potential but also the good sized accommodation on offer, which comprises: lounge/diner, kitchen, sun room and bathroom. Externally there is a low maintenance garden . To the front the driveway provides off road parking which in turn leads to a 19' office/workshop and an outside store. Further features include: feature fireplace to lounge, storage cupboards and gas central heating.

**ANTHONY
DAVID & CO**

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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 22' 5" x 11' 5" (6.83m x 3.48m)
- Sun Room 17' 9" x 7' 2" (5.41m x 2.18m)
- Kitchen 12' 0" x 9' 10" (3.66m x 3.00m)
- Bedroom One 12' 11" x 12' 4" (3.94m x 3.76m)
- Bedroom Two 12' 4" x 9' 6" (3.76m x 2.90m)
- Office/Workshop 19' 0" x 12' 0" (5.79m x 3.66m)
- Garden Enclosed
- Driveway Ample off road parking
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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 of any 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.