



61 Brampton Road, Oakdale, Poole, Dorset BH15 3RF

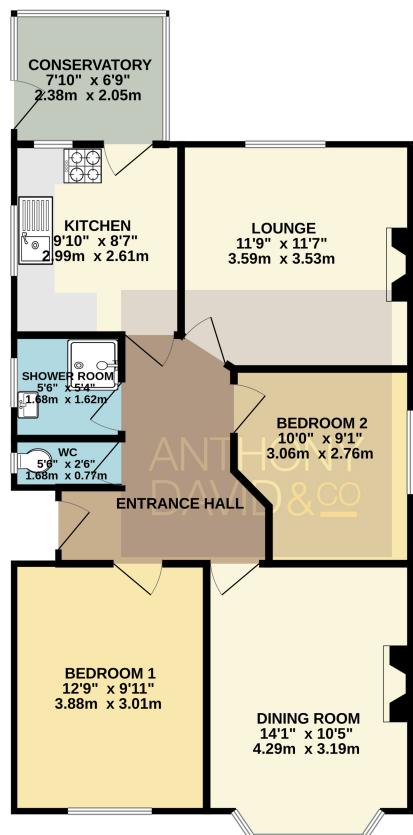
£325,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A charming two bedroom detached bungalow is conveniently situated in this cul-de-sac in the heart of Oakdale within close proximity of local parks, schools and shops. This much loved home would benefit from some gentle cosmetic updating and internal viewing is a must to appreciate not only its full potential but also the versatile accommodation on offer, which comprises: lounge, fitted kitchen, dining room, conservatory, shower room and separate cloakroom. Externally the property boasts a South facing garden with sun patio and lawned area. To the front the driveway provides off road parking. Further features of this little treasure include: feature fireplaces to lounge and dining room, garden shed, greenhouse, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/COE Secondary.

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ANTHONY  
DAVID & CO

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



**TOTAL FLOOR AREA:** 742 sq.ft. (68.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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.

## Entrance Hall Doors to

Lounge 11' 9" x 11' 7" (3.58m x 3.53m)

Kitchen 9' 10" x 8' 7" (3.00m x 2.62m)

Dining Room 14' 1" x 10' 5" (4.29m x 3.17m)

Conservatory 7' 10" x 6' 9" (2.39m x 2.06m)

Bedroom One 12' 9" x 9' 11" (3.89m x 3.02m)

Bedroom Two 10' 0" x 9' 1" (3.05m x 2.77m)

Separate Cloakroom 5' 6" x 2' 6" (1.68m x 0.76m)

Shower Room 5' 6" x 5' 4" (1.68m x 1.63m)

### Garden South facing

## Driveway Off road parking

## Council Tax Band C

