



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

£325,000 Freehold

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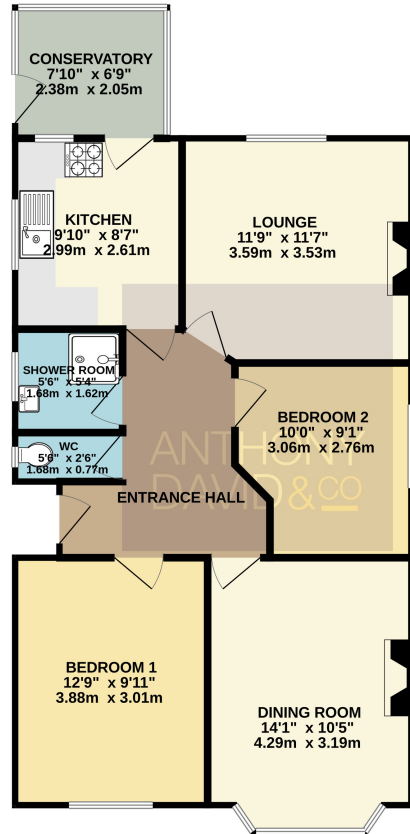
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**** NO FORWARD CHAIN **** A charming two bedroom detached bungalow is conveniently situated in this cul-de-sac in the heart of Oakdale within close proximity of local parks, schools and shops. This much loved home would benefit from some gentle cosmetic 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.

**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 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 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



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.