



2 Winifred Road, Oakdale, Poole, Dorset BH15 3PU

£450,000 Freehold

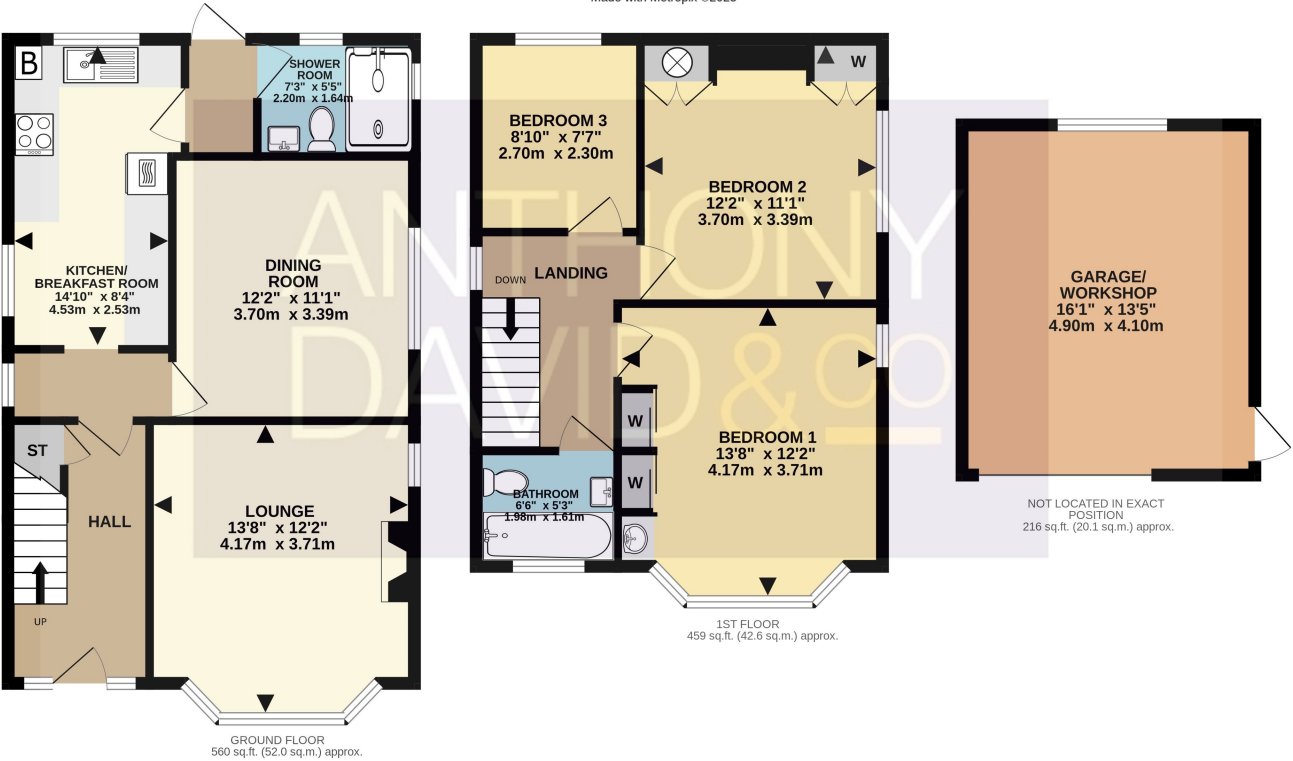
**** FIRST TIME TO MARKET IN OVER 50 YEARS **** A superb three bedroom detached house ideally situated on this corner plot in this sought after cul-de-sac in the heart of Oakdale within close proximity of local shops, schools and amenities. This imposing residence would benefit from some cosmetic updating and offering over 1200 sq ft (including garage) of living space viewing is essential to not only appreciate its potential to become a forever family home but also the accommodation on offer, which comprises: lounge, kitchen/breakfast room, dining room, downstairs shower room, two double bedrooms, a single bedroom and bathroom. Externally the property boasts a sizable wrap around garden with lawned area, vegetable plots and sun patio. To the front the ample driveway provides off road parking which in turn leads to a detached garage/workshop. There is a secondary driveway to the side/rear of the property. Further features of this fantastic property include: NEW BOILER 2025, feature fireplace to lounge, fitted wardrobes to bedrooms one and two, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High School and St Edwards RC/CoE Secondary are within walking distance.

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**ANTHONY
DAVID & CO**

TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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 13' 8" x 12' 2" (4.17m x 3.71m)
- Kitchen/Breakfast Room 14' 10" x 8' 4" (4.52m x 2.54m)
- Dining Room 12' 2" x 11' 1" (3.71m x 3.38m)
- Shower Room 7' 3" x 5' 5" (2.21m x 1.65m)
- Landing Doors to
- Bedroom One 13' 8" x 12' 2" (4.17m x 3.71m)
- Bedroom Two 12' 2" x 11' 1" (3.71m x 3.38m)
- Bedroom Three 8' 10" x 7' 7" (2.69m x 2.31m)
- Bathroom 6' 6" x 5' 3" (1.98m x 1.60m)
- Garage/Workshop 16' 1" x 13' 5" (4.90m x 4.09m)
- Garden Wrap a round
- Driveways Front and side/rear
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	64
(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 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.