



24 Jolliffe Road, POOLE, Dorset BH15 2HD

£450,000 Freehold

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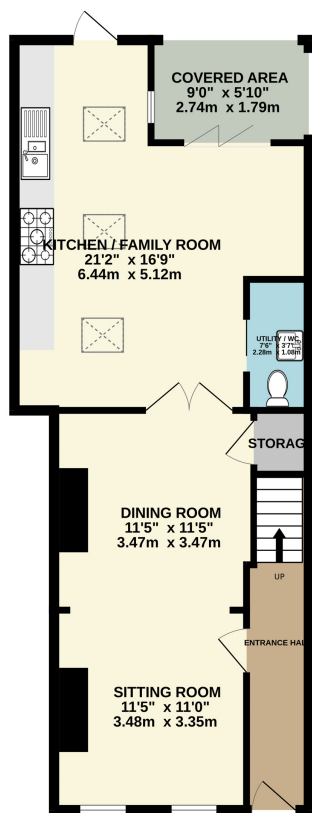
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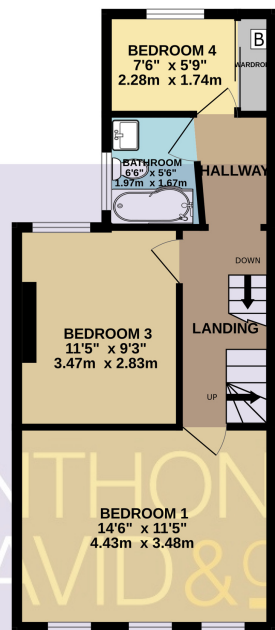
A superb four bedroom semi detached house ideally situated on the fringes of Oakdale and Poole just a short walk from local schools, shops and amenities. Poole Hospital and Poole Town centre are also close to hand. This ideal family home offers over 1400 sq foot of living space set over three floors and internal viewing is highly advised to not only appreciate convenient location but also the versatile accommodation on offer, which comprises: GROUND FLOOR; sitting room, dining room, STUNNING kitchen/family room and downstairs cloakroom/utility. FIRST FLOOR: Two double bedrooms, one single bedroom and modern bathroom. SECOND FLOOR; Double bedroom and stylish bathroom. Externally the property boasts a South facing garden with lawned area, shingled sun patio which leads to a covered area. To the front the driveway provides off road parking. Further features include: storage, fitted wardrobes to bedrooms two and four, eaves storage, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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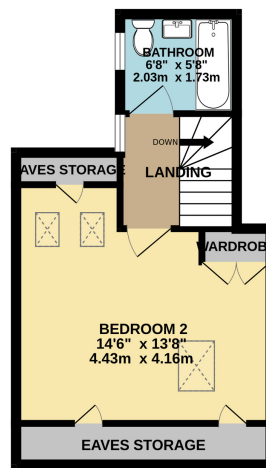
GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



FIRST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1416 sq.ft. (131.5 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

Sitting Room 11' 5" x 11' 0" (3.48m x 3.35m)

Dining Room 11' 5" x 11' 5" (3.48m x 3.48m)

Kitchen/Family Room 21' 2" x 16' 9" (6.45m x 5.11m)

Downstairs Cloakroom/Utility 7' 6" x 3' 7" (2.29m x 1.09m)

First Floor Landing Doors to

Bedroom One 14' 6" x 11' 5" (4.42m x 3.48m)

Bedroom Three 11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom Four 7' 6" x 5' 9" (2.29m x 1.75m)

Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

Second Floor Landing Doors to

Bedroom Two 14' 6" x 13' 8" (4.42m x 4.17m)

Garden South facing

Driveway Off road parking

Council Tax Band C



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.