

7 Vandeur Close, Poole, Dorset BH15 3FH

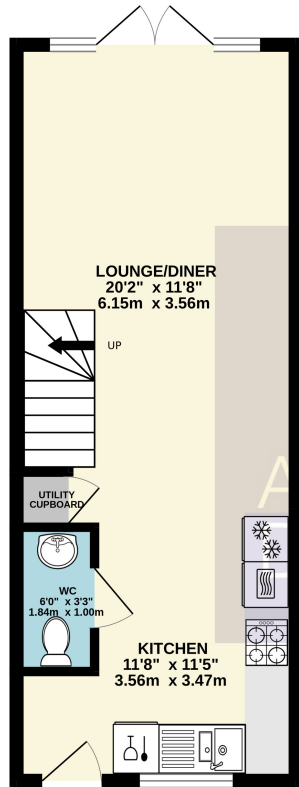
£325,000 Freehold

** GUIDE PRICE £325,000-£335,000 ** A beautiful two double bedroom semi-detached house, built in 2020, in the heart of Oakdale, within close proximity to local shops, schools and amenities. This ideal first-time buy/investment presents modern living throughout, and internal viewing is highly advised to appreciate the accommodation on offer which comprises: open-plan kitchen/lounge/diner, two spacious double bedrooms, modern family bathroom and downstairs cloakroom. Externally, there is a south-facing rear garden, with decking and steps down into artificially lawned area, which leads to under-decking storage. To the front, there is an allocated parking space. Further features of this lovely home include integrated appliances to kitchen, utility cupboard, fitted wardrobes to bedroom two, airing cupboard, solar panels, remainder of builder's warranty, gas central heating (underfloor downstairs) and UPVC double glazing. Nearby Schools: Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

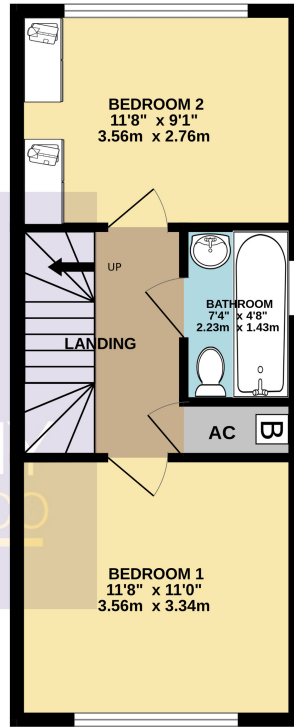
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ANTHONY
DAVID & CO

GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



FIRST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



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Kitchen 11' 8" x 11' 5" (3.56m x 3.48m)

Lounge/Diner 20' 2" x 11' 8" (6.15m x 3.56m)

WC 6' 0" x 3' 3" (1.83m x 0.99m)

Landing Doors to...

Bedroom One 11' 8" x 11' 0" (3.56m x 3.35m)

Bedroom Two 11' 8" x 9' 1" (3.56m x 2.77m)

Bathroom 7' 4" x 4' 8" (2.24m x 1.42m)

Parking Allocated

Garden South-Facing, Enclosed

Council Tax Band C

Maintenance Charge Circa £278 half yearly - Include upkeep of gardens, driveway and attenuation tank service.

TOTAL FLOOR AREA: 706 sq.ft. (65.6 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 every prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(69-80)	C		
(55-68)	D		
(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 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.