



15 Jolliffe Road, Poole, Dorset BH15 2EY

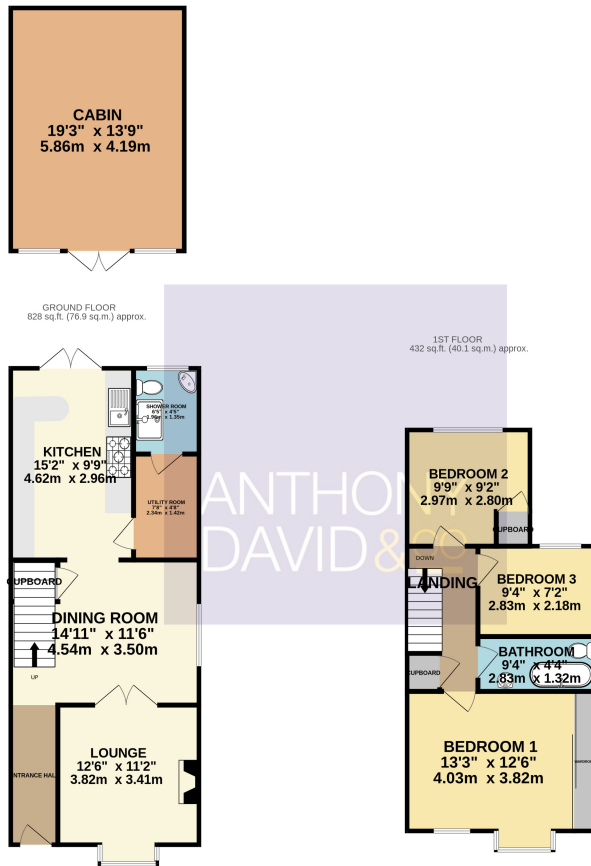
£400,000 Freehold

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A superb three 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 circa 1000 sq foot of living space and internal viewing is highly advised to not only appreciate convenient location but also the versatile accommodation on offer, which comprises: lounge, fitted kitchen, dining room, downstairs shower room, utility room, and contemporary bathroom. Externally the property boasts a low maintenance Westerly aspect garden with decked area and paving which lead to a 19' lodge/office/studio. To the front the driveway provides off road parking. Further features include: feature fireplace to lounge, 'Range' cooker and breakfast bar to kitchen, fitted wardrobes to bedroom one, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY  
DAVID & CO**





TOTAL FLOOR AREA: 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 12' 6" x 11' 2" (3.81m x 3.40m)

Kitchen 15' 2" x 9' 9" (4.62m x 2.97m)

Dining Room 14' 11" x 11' 6" (4.55m x 3.51m)

Utility Room 7' 8" x 4' 8" (2.34m x 1.42m)

Downstairs Shower Room 6' 5" x 4' 5" (1.96m x 1.35m)

Landing Doors to

Bedroom One 13' 3" x 12' 6" (4.04m x 3.81m)

Bedroom Two 9' 9" x 9' 2" (2.97m x 2.79m)

Bedroom Three 9' 4" x 7' 2" (2.84m x 2.18m)

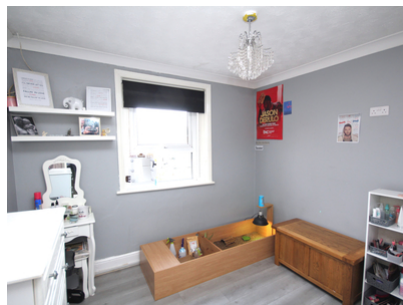
Bathroom 9' 4" x 4' 4" (2.84m x 1.32m)

Lodge/Office/Studio 19' 3" x 13' 9" (5.87m x 4.19m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(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 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.