

45 Bushell Road, Oakdale, Poole, Dorset BH15 3HD

£325,000 Freehold

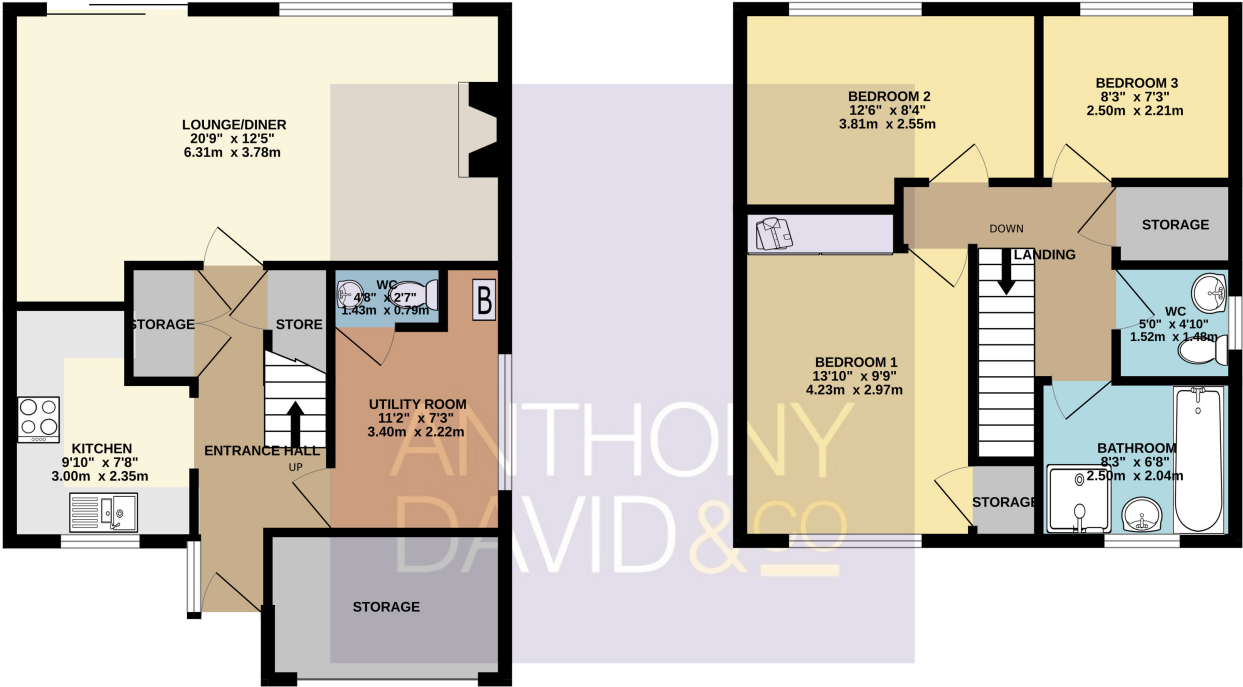
**** NO FORWARD CHAIN **** A three bedroom semi detached house ideally situated in this sought after cul-de-sac in Oakdale within close proximity to schools, parks and central bus routes. Aldi and Tesco Extra are also just a short distance away. The property is in need of modernisation and viewing is a must to not only appreciate its super location but also its full potential to become a family home. The accommodation on offer comprises: 20' lounge/diner with direct garden access, fitted kitchen, utility room, downstairs cloakroom, two double bedrooms, single bedroom, bathroom and separate W.C. Externally the property boasts a charming South Westerly aspect garden with sun patio and lawned area. To the front the driveway provides off road parking. Further features of this 'perfect project' include: OWNED SOLAR PANELS, ample storage, feature fire to lounge/diner, fitted wardrobe to bedroom one, gas central heating 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
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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/Diner 20' 9" x 12' 5" (6.32m x 3.78m)

Kitchen 9' 10" x 7' 8" (3.00m x 2.34m)

Utility Room 11' 2" x 7' 3" (3.40m x 2.21m)

Landing Doors to

Bedroom One 13' 10" x 9' 9" (4.22m x 2.97m)

Bedroom Two 12' 6" x 8' 4" (3.81m x 2.54m)

Bedroom Three 8' 3" x 7' 3" (2.51m x 2.21m)

Bathroom 8' 3" x 6' 8" (2.51m x 2.03m)

Separate W.C. 5' 0" x 4' 10" (1.52m x 1.47m)

Garden South Westerly

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		82	85
(81-91)	B			
(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	