



45a Seliot Close, Oakdale, Poole, Dorset BH15 2HQ

£315,000 Freehold

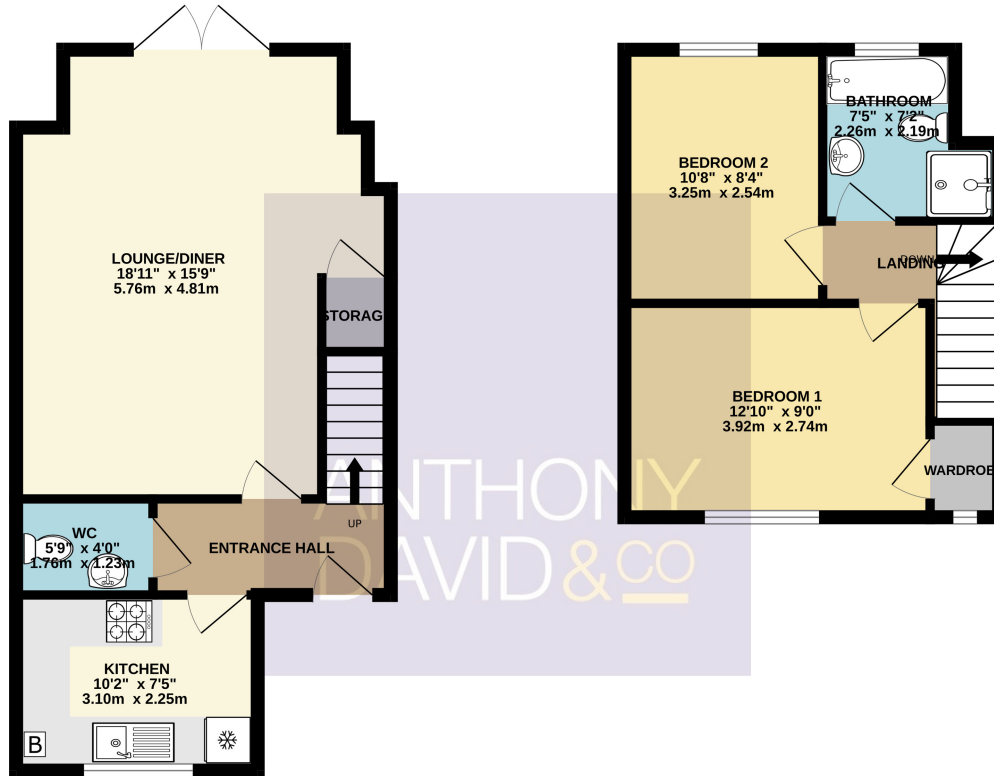
**\*\* IDEAL FIRST TIME BUY/INVESTMENT \*\*** A pretty two double bedroom end of terrace house, built only in 2015, sitting in a quiet, cul-de-sac position in Oakdale, just 1 mile from Poole Town Centre, with it's many shops, amenities, bus and train station. Internal viewing is highly advised to appreciate not only the location, but also the accommodation on offer which comprises: stylish kitchen, 19' lounge/diner, downstairs cloakroom, two double bedrooms and four piece suit bathroom. Externally, there is a private rear garden, mostly laid to lawn with immediate sun patio and small storage shed. To the front, the block paved driveway provides ample off-road parking as well as side garden access across the shingled front garden. Further features of this little gem include: NEW BOILER (Dec 2023), storage cupboard, integrated appliances to kitchen, remainder of 10 year builders guarantee, built-in storage to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High Secondary School.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



Entrance Hall 9' 0" x 4' 11" (2.74m x 1.50m) Doors to...

Lounge/Diner 19' 0" x 15' 8" (5.79m x 4.78m)

Kitchen 10' 2" x 7' 10" (3.10m x 2.39m)

Downstairs Cloakroom 6' 7" x 4' 7" (2.01m x 1.40m)

Landing 4' 3" x 3' 3" (1.30m x 0.99m) Doors to...

Bedroom One 12' 6" x 9' 2" (3.81m x 2.79m)

Bedroom Two 10' 10" x 8' 2" (3.30m x 2.49m)

Bathroom 7' 3" x 6' 11" (2.21m x 2.11m)

Garden Enclosed

Driveway Parking

Council Tax Band C

TOTAL FLOOR AREA: 724 sq.ft. (67.3 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.