



51 Nansen Avenue, Poole, Dorset BH15 3DD

£450,000 Freehold

info@anthonydavid.co.uk  
www.anthonydavid.co.uk  
01202 677444

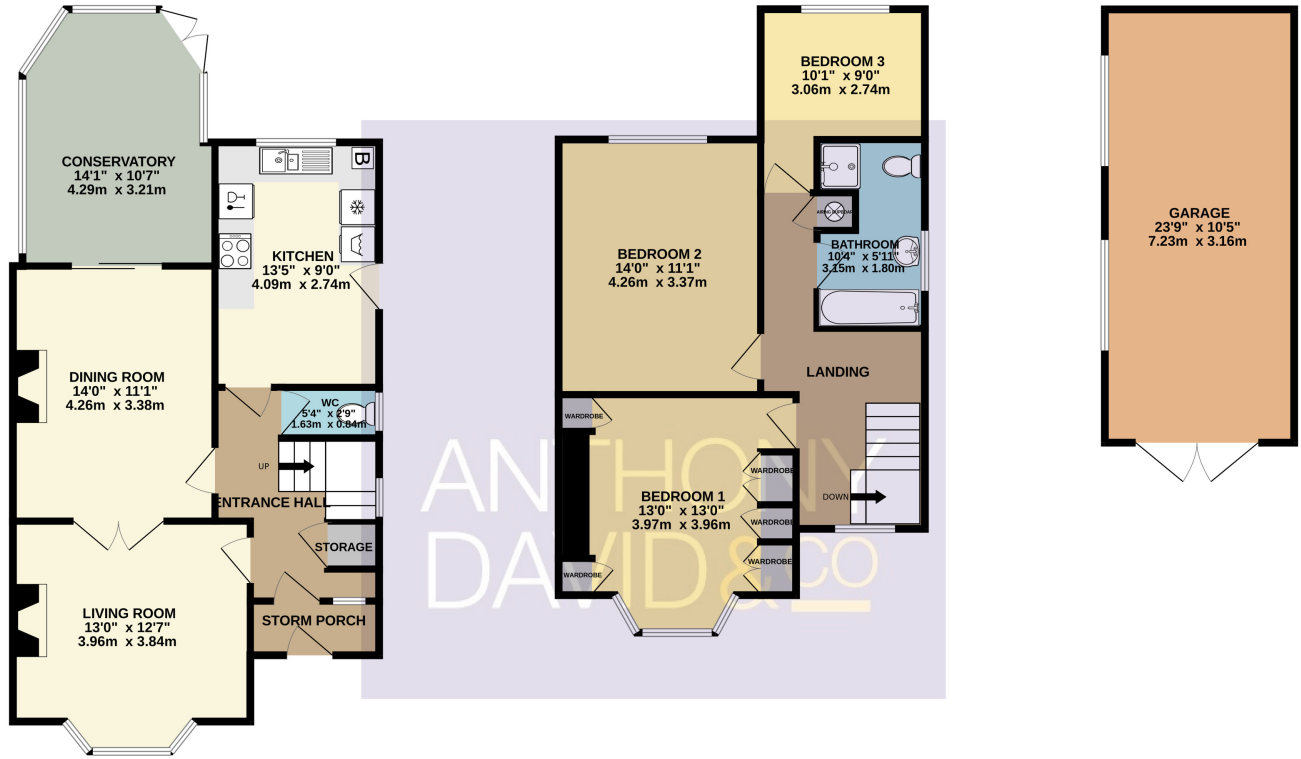
A substantial three double bedroom detached house ideally situated in this sought after road in the heart of Oakdale within walking distance of local shops, parks, schools and bus routes. The accommodation on offer comprises: lounge, kitchen/breakfast room, dining room, downstairs cloakroom and family bathroom. Externally there is a mature landscaped garden, sun patio, garden shed and . To the front there is a further garden, driveway providing off road parking which in turn leads to a garage. Further features include: fitted wardrobes to bedroom one and two, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.

2ND FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.