



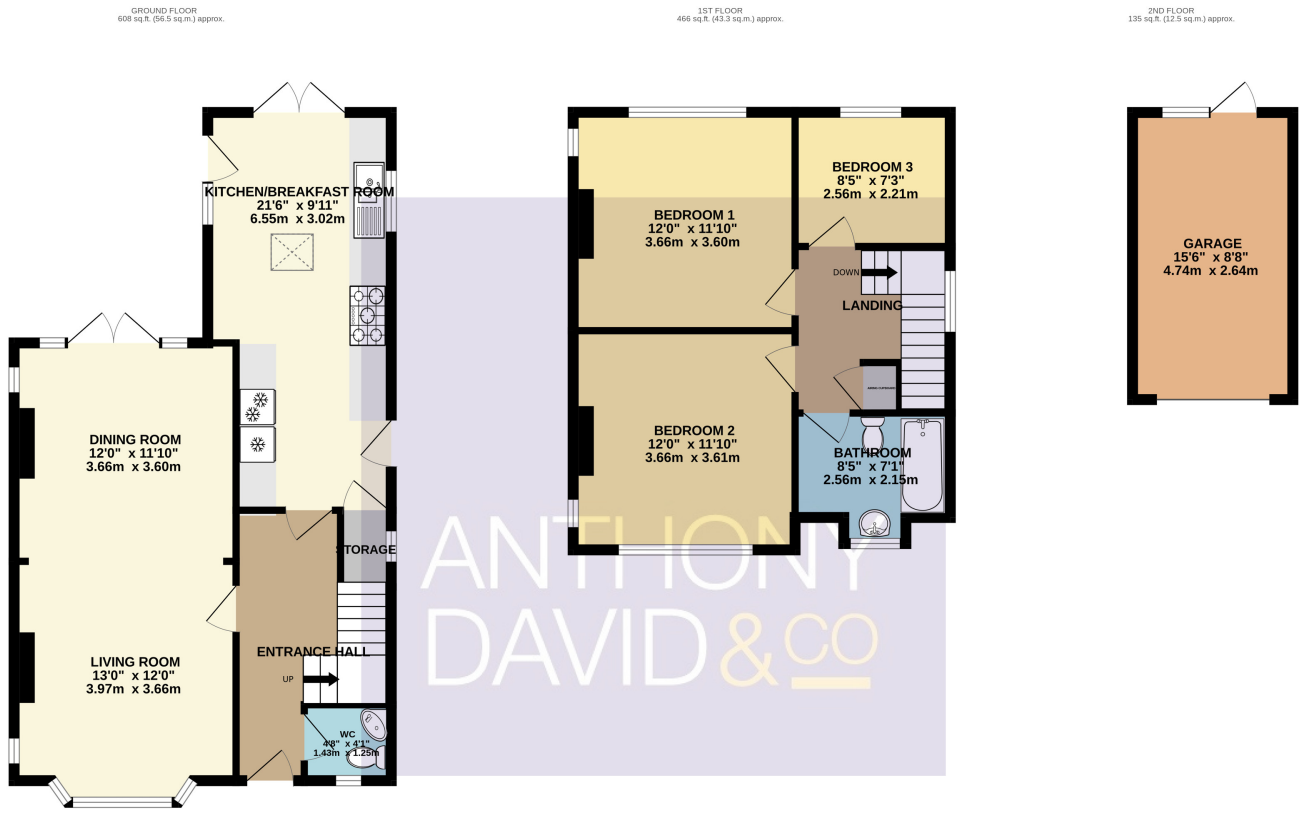
65 Pound Lane, Oakdale, Poole, Dorset BH15 3RR

£475,000 Freehold

A spacious three bedroom detached house conveniently positioned in the heart of Oakdale, within walking distance to local shops, schools and amenities. With over 1100 sq ft accommodation on offer, this well loved home offers bright and airy living, comprising; 21' contemporary kitchen/breakfast room, open-plan living and dining, two stylish double bedrooms, further well-proportioned single bedroom, downstairs cloakroom and modern family bathroom. Externally, the property hosts a mature and private westerly-aspect rear garden, mostly laid to lawn, complimented by a border of shrubs, and a sun patio which proves ideal for al-fresco dining. To the front, the ample driveway provides off road parking for several cars, which in turn leads to the detached 15' garage. Further features of this must-see family home include: garden access from both kitchen and dining room, integrated appliances and skylight to kitchen, dual-aspect to bedrooms one and two, rear garage access, airing cupboard, side access, brick built outbuilding, gas central heating and UPVC double glazing. Nearby Schools include St Mary's RC Primary, Longfleet Primary School, Ocean Academy, Oakdale Junior, Poole High School, St Edwards RC & CofE.

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TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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.  
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Entrance Hall Doors to

- Living Room 13' 0" x 12' 0" (3.96m x 3.66m)
- Dining Room 12' 0" x 11' 10" (3.66m x 3.61m)
- Kitchen/Breakfast Room 21' 6" x 9' 11" (6.55m x 3.02m)
- WC 4' 8" x 4' 1" (1.42m x 1.24m)

Landing Doors to

- Bedroom One 12' 0" x 11' 10" (3.66m x 3.61m)
- Bedroom Two 12' 0" x 11' 10" (3.66m x 3.61m)
- Bedroom Three 8' 5" x 7' 3" (2.57m x 2.21m)
- Bathroom 8' 5" x 7' 1" (2.57m x 2.16m)
- Garage 15' 6" x 8' 8" (4.72m x 2.64m)

Garden Private, Westerly-Aspect

Driveway Off-Road Parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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>			
		81	68
		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.