



9 Dorchester Road, Oakdale, Poole, Dorset BH15 3JU

Guide Price £325,000 Freehold

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**\*\* NO FORWARD CHAIN \*\*** A spacious three double bedroom detached bungalow on a key road in Oakdale within close proximity to local shops, schools, parks, library and amenities. This versatile property would benefit from cosmetic updating and internal viewing is highly recommended to appreciate the array of accommodation on offer which comprises: 15ft lounge, fitted kitchen and separate dining room. Externally the property boasts a well maintained rear garden, mostly laid to lawn with mature shrubs, and paved access to the rear off-road parking and detached garage. This beautiful double fronted bungalow is sat on a corner plot with scope to extend (STPP). Further features of this charming bungalow include: feature bay windows, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, St Edwards RC/CoE and Poole High School.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.

GARAGE  
157 sq.ft. (14.6 sq.m.) approx.



- Entrance Hall 3' 0" x 23' 7" (0.91m x 7.19m)
- Lounge 10' 7" x 15' 3" (3.23m x 4.65m)
- Dining Room 12' 8" x 12' 11" (3.86m x 3.94m)
- Kitchen 7' 6" x 5' 11" (2.29m x 1.80m)
- Bedroom One 10' 5" x 14' 4" (3.17m x 4.37m)
- Bedroom Two 10' 7" x 9' 0" (3.23m x 2.74m)
- Bedroom Three 10' 7" x 9' 0" (3.23m x 2.74m)
- Bathroom 6' 0" x 6' 0" (1.83m x 1.83m)
- Garage 18' 3" x 8' 7" (5.56m x 2.62m)
- Conservatory 5' 9" x 3' 0" (1.75m x 0.91m)
- Garden Enclosed
- Parking Off-Road Parking and Garage
- Council Tax Band C

TOTAL FLOOR AREA : 948 sq.ft. (88.1 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			
(92-100)	<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>			
		84	64
		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.