



19 Bond Road, Oakdale, Poole, Dorset BH15 3RT

£350,000 Freehold

info@anthonydavid.co.uk

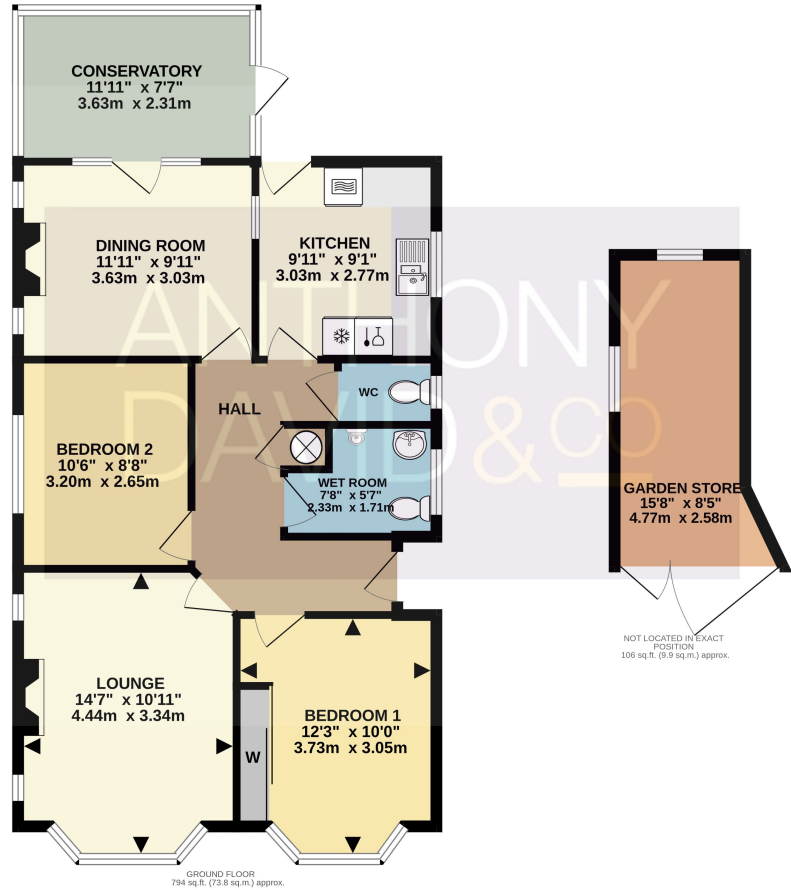
www.anthonydavid.co.uk

01202 677444

**** NO FORWARD CHAIN **** A charming two double bedroom detached bungalow conveniently situated on this rarely available road in the heart of Oakdale close to local shops, parks and schools. This perfect project is in need of modernisation and internal viewing is highly advised to not only appreciate its location but its full potential. The accommodation on offer comprises: lounge, fitted kitchen, dining room, conservatory, separate cloakroom and wet room. Externally there is a delightful rear garden with lawned area, paved path and an ornamental fishpond. To the front the driveway provides off road parking which in turn leads to a detached workshop/garden store. Further features include: New boiler (2021), feature fireplace to lounge, some integrated appliances to kitchen and fitted wardrobes to bedroom one. Nearby Schools - Stanley Green Infants, St Mary's Catholic Primary, Longfleet Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
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TOTAL FLOOR AREA : 900 sq.ft. (83.6 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 14' 7" x 10' 11" (4.45m x 3.33m)

Kitchen 9' 11" x 9' 1" (3.02m x 2.77m)

Conservatory 11' 11" x 7' 7" (3.63m x 2.31m)

Dining Room 11' 11" x 9' 11" (3.63m x 3.02m)

Bedroom One 12' 3" x 10' 0" (3.73m x 3.05m)

Bedroom Two 10' 6" x 8' 8" (3.20m x 2.64m)

Wet Room 7' 8" x 5' 7" (2.34m x 1.70m)

Separate Cloakroom

Workshop/Garden Store 15' 8" x 8' 5" (4.78m x 2.57m)

Driveway Off road parking

Garden Enclosed

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.