



159 Fernside Road, POOLE, Dorset BH15 2EW

£425,000 Freehold

**** NO FORWARD CHAIN **** A character three bedroom detached house conveniently situated on the fringes of Oakdale within walking distance to local shops, schools, parks and doctors surgeries. The property presents an ideal family home and offering over 1300 sq ft of living space internal viewing is essential to appreciate the accommodation on offer, which comprises: 24' lounge/diner, 18' kitchen/breakfast room, downstairs shower room, two double bedrooms, one good sized single, modern bathroom and further shower room. Externally the property boasts a South Westerly aspect rear garden with lawned area and sun patio ideal for al fresco dining in the summer months. To the front the driveway provides ample off road parking. Further features of this superb home include: woodburner to lounge, breakfast bar and some integrated appliances to kitchen, walk-in wardrobe, fitted wardrobes to bedroom two, boarded loft, UPVC double glazing and gas central heating. Nearby Schools Stanley Green Infants, Longfleet Primary, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary.

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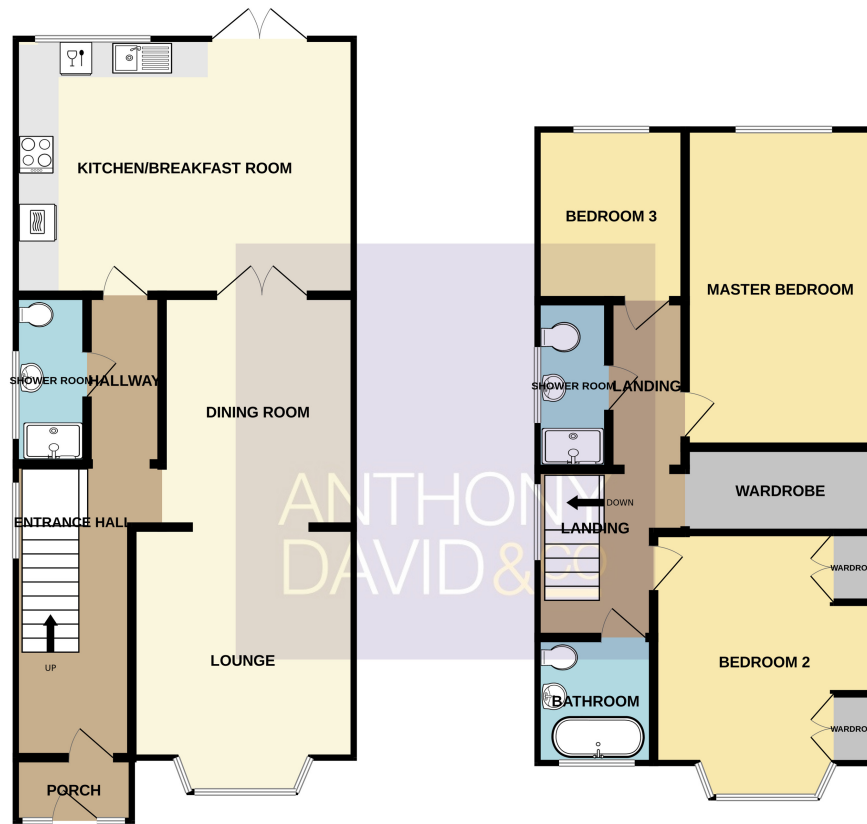
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GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



- Entrance Hall 15' x 6' (4.57m x 1.83m)
- Lounge Area 14' x 11' 6" (4.27m x 3.51m)
- Dining Area 12' x 10' (3.66m x 3.05m)
- Kitchen/Breakfast Room 18' x 13' 4" (5.49m x 4.06m)
- Inner Hall 8' 9" x 3' 10" (2.67m x 1.17m)
- Shower Room 8' 9" x 3' 2" (2.67m x 0.97m)
- Landing Doors off to
 - Bedroom One 16' 5" x 10' (5.00m x 3.05m)
 - Bedroom Two 14' 2" x 11' 6" (4.32m x 3.51m)
 - Bedroom Three 8' 7" x 7' 8" (2.62m x 2.34m)
- Bathroom 8' x 6' 5" (2.44m x 1.96m)
- Shower Room 8' 8" x 3' 2" (2.64m x 0.97m)
- Walk-In Wardrobe 10' x 4' 6" (3.05m x 1.37m)
- Garden Enclosed
- Driveway Ample off road parking
- Council Tax Band D

TOTAL FLOOR AREA : 1306sq.ft. (121.3 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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