



**LINKHOMES**  
ESTATE AGENTS

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**52 Nansen Avenue, Poole, Dorset, BH15 3DD**  
**Guide Price £425,000**

**\*\* PREMIER ROAD IN OAKDALE \*\* THREE DOUBLE BEDROOMS \*\* SOUTH-FACING GARDEN \*\*** Link Homes Estate Agents are pleased to present for sale this three bedroom detached family home in need of refurbishment, situated in the much-desired and residential area of Oakdale. Benefitting from an array of standout features including three double bedrooms, an open-plan kitchen/living room with a feature fireplace, a separate cosy snug lounge, a lean-to area, a Southerly-facing rear garden, a three-piece family bathroom suite, a downstairs WC and a block-paved driveway. Boasting over 1,300 square feet of living accommodation, this is a must-view to appreciate the living space on offer!

Nansen Avenue is one of Oakdale's most desirable roads, it is centrally located and within walking distance to Poole Town Centre, Poole bus station, Poole hospital and Poole train station less than just a few miles away. The train station connects to the main line going to London Waterloo. On its doorstep are other useful amenities such as the Post Office, Chemist and the library. The main bus routes are a short walk away on Wimborne Road and the Oakdale Park is just around the corner. Schools close by include St Edwards Catholic, Poole High, Longfleet Primary, Stanley Green Infant Academy, St Mary's Catholic Primary, Oakdale Junior and Ocean Academy. This property would make for a fantastic family home.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Porch

Smooth set ceiling, ceiling light, exposed brick arch, triple aspect single glazed wooden windows to the front and side, wooden single glazed front door to the front aspect and carpeted flooring.

### Entrance Hallway

Ceiling light, smoke alarm, wooden frosted front door to the front aspect, radiator, carpeted staircase to the first floor, internet point, power points and carpeted flooring.

### Living Room

Ceiling light, double glazed wooden bay windows to the front aspect, radiator, feature fireplace with feature tiles and log burner, power points and carpeted flooring.

### Open Plan Kitchen

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, single glazed wooden window to the side aspect, wall and base fitted units, four-point gas hob with overhead extractor fan, one and a half bowl composite sink with drainer, space for a low-level fridge, space for a dishwasher, radiator, tiled splash back, power points, integrated oven and tiled flooring.

### Dining Room

Panelled ceiling, ceiling light, downlights, UPVC double glazed sliding door to the rear aspect, feature gas fireplace with the back boiler behind, radiator, power points, television point and carpeted flooring.

### Lean-To

Panelled ceiling, ceiling light, two wooden single glazed doors to the front and rear aspect opening onto the garden, exposed brick, power points, space for a longline fridge/freezer, space for a washing machine and concrete flooring.

### Downstairs W/C

Smooth set ceiling, extractor fan, wall light, toilet, understairs storage with consumer unit enclosed and original floorboard flooring.

## First Floor

### Landing

Ceiling light, loft hatch, wooden balustrades, UPVC double glazed frosted window to the side aspect, storage cupboard with shelving and a rail and carpeted flooring.



### Bedroom One

Ceiling light, double glazed wooden bay window to the front aspect, power points, radiator and carpeted flooring.

### Bedroom Two

Ceiling light, UPVC double glazed window to the rear aspect, power points, radiator and carpeted flooring.

### Bedroom Three

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the front aspect, double enclosed shower, extractor fan, toilet, pedestal sink, radiator and vinyl flooring.

### Separate W/C

Ceiling light, extractor fan, UPVC double glazed frosted window to the side aspect, toilet, part tiled walls and vinyl flooring.

## Outside

### Garden

South-facing, mainly laid to lawn, concrete area, surrounding shrubs, feature pergola, outside tap, raised concrete area with an additional lean-to with wooden decked flooring, surrounding wooden fences, shed, pond and two trees.

### Driveway

Concrete driveway with space for two vehicles, surrounding walls and fences, side gated access, shrubbery and a tree.

## Agents Notes

### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D - Approximately £2,147.75 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £8,750  
Additional Property: £30,000

