



91 Foxholes Road, Oakdale, Poole, Dorset BH15 3ND

£385,000 Freehold

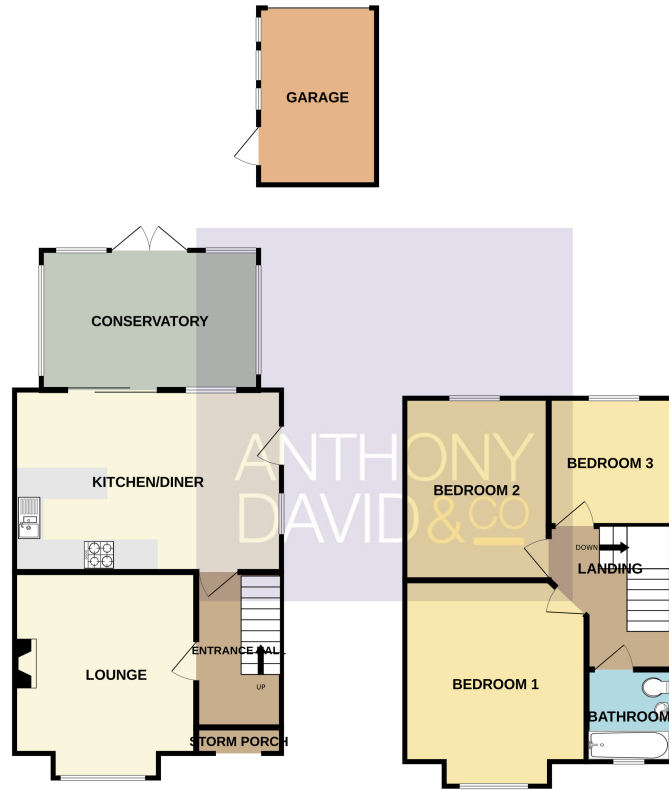
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A good sized detached house situated on this residential road in Oakdale close to local schools, parks, bus routes and amenities. This spacious property presents an ideal family home and internal viewing is highly recommended to appreciate the roomy accommodation on offer, which comprises: lounge, 17' kitchen/diner, large conservatory, three good bedrooms and modern bathroom. Externally the property boasts lovely good sized Westerly aspect rear garden being mainly laid to lawn with sun patio ideal for sitting out in the summer months there is a path leading to rear gate which in turn leads to a garage. To the front there is a further secluded garden and a driveway providing ample off road parking. Further features include: VENDOR SUITED, feature fireplace to lounge, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE is just a short stroll away.

ANTHONY
DAVID & CO

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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 13' 5" x 11' 10" (4.09m x 3.61m) max

Kitchen/Diner 17' 8" x 12' 0" (5.38m x 3.66m)

Conservatory 14' 2" x 9' 1" (4.32m x 2.77m)

Landing Doors to

Bedroom One 13' 5" x 11' 10" (4.09m x 3.61m) max

Bedroom Two 12' 0" x 9' 3" (3.66m x 2.82m)

Bedroom Three 8' 4" x 8' 0" (2.54m x 2.44m)

Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)

Garden Westerly aspect

Garage 11' 6" x 7' 10" (3.51m x 2.39m)

Driveway Ample off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(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 or all 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.