



97 Preston Road, Oakdale, Poole, Dorset BH15 3EQ

£350,000 Freehold

An immaculate three bedroom semi detached house conveniently situated in this popular residential road in Oakdale within close proximity of shops, schools, parks and amenities. The property presents an ideal starter home and viewing is highly advised to appreciate the accommodation on offer, which comprises: 19' living room, stylish kitchen, dining room, downstairs cloakroom, two double bedrooms, a single bedroom and family bathroom. Externally the property boasts a beautifully manicured secluded rear garden with lawned area and sun seated spots. To the front the driveway provides off road parking for several cars which in turn leads to a garage. Further features include: fitted wardrobes to all bedrooms, boarded loft, warm air heating system and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High School and St Edwards Rc/CoE Secondary

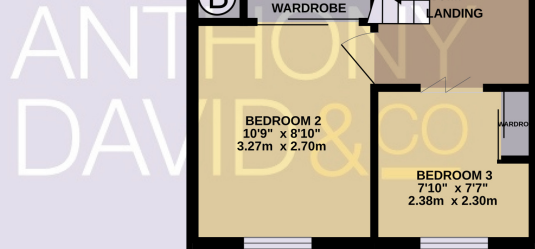
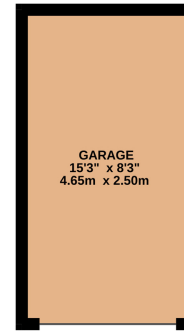
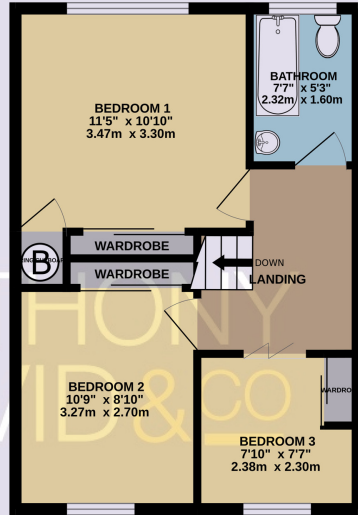
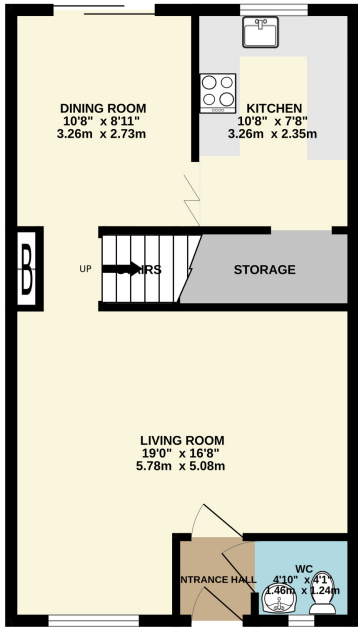
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ANTHONY
DAVID & CO

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.

GARAGE
129 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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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Entrance Hall Doors to

Living Room 19' 0" x 16' 8" (5.79m x 5.08m)

Kitchen 10' 8" x 7' 8" (3.25m x 2.34m)

Dining Room 10' 8" x 8' 11" (3.25m x 2.72m)

Landing Doors to

Bedroom One 11' 5" x 10' 10" (3.48m x 3.30m)

Bedroom Two 10' 9" x 8' 10" (3.28m x 2.69m)

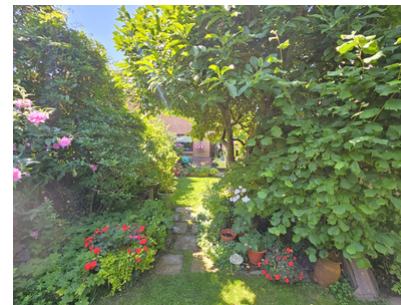
Bedroom Three 7' 10" x 7' 7" (2.39m x 2.31m)

Bathroom 7' 7" x 5' 3" (2.31m x 1.60m)

Garage 15' 3" x 8' 3" (4.65m x 2.51m)

Garden Enclosed

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(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.