



15 Curlieu Road, Oakdale, Poole, Dorset BH15 3RJ

£325,000 Freehold

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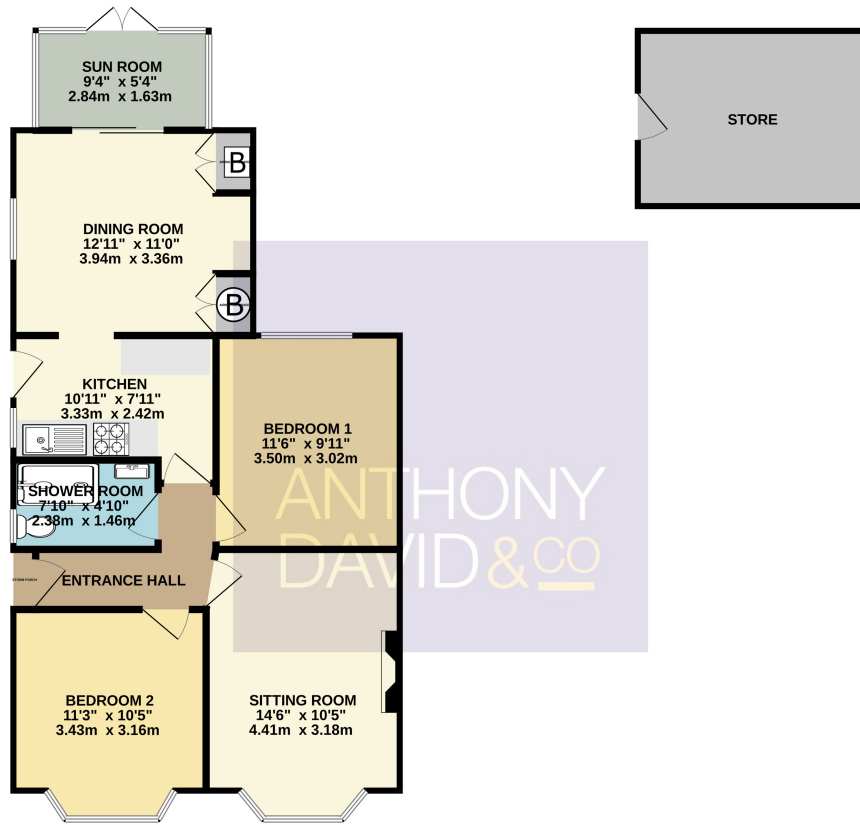
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**** NO FORWARD CHAIN **** A charming two double bedroom ideally situated in this sought after road in the heart of Oakdale within close proximity of local schools, parks and amenities. The property is in need of total refurbishment and internal viewing is highly advised to appreciate not only its fantastic location but this 'little gems' full potential. The accommodation on offer comprises: Sitting room, kitchen, dining room, sun room and shower room. Externally the property boasts a good sized Westerly aspect garden with sun patio with steps down to the lawned area. To the front the driveway provides off road parking. Further features of this perfect project include: fireplace to lounge, garden store, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.

1ST FLOOR
116 sq.ft. (10.8 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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

Sitting Room 14' 6" x 10' 5" (4.42m x 3.17m)

Dining Room 12' 11" x 11' 0" (3.94m x 3.35m)

Kitchen 10' 11" x 7' 11" (3.33m x 2.41m)

Sun Room 9' 4" x 5' 4" (2.84m x 1.63m)

Bedroom One 14' 6" x 10' 5" (4.42m x 3.17m)

Bedroom Two 11' 3" x 10' 5" (3.43m x 3.17m)

Shower Room 7' 10" x 4' 10" (2.39m x 1.47m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band C



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