



6 Brailswood Road, Poole, Dorset BH15 2JW

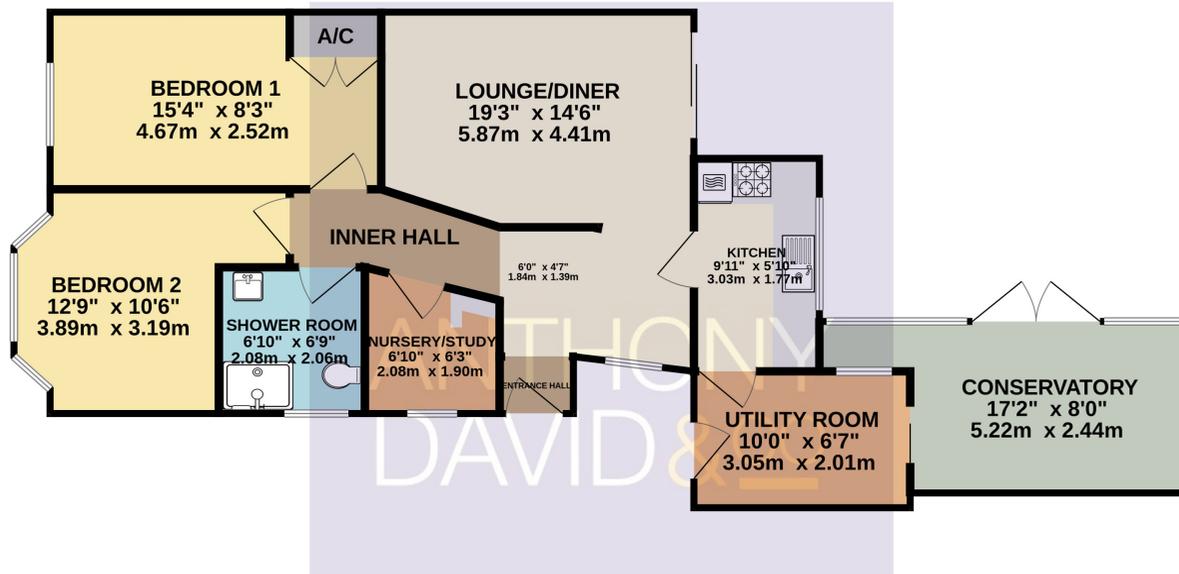
£375,000 Freehold

**\*\* SIMPLY STUNNING \*\*** A two double bedroom detached bungalow situated in this popular residential road on the fringes of Oakdale and Poole within walking distance to local, shops, schools and amenities. Poole Hospital and Poole Town centre with its array of shopping facilities and central transport links are also close to hand. This turnkey home has been elegantly modernised throughout and viewing is imperative to not only appreciate its superb location but also the chic accommodation on offer, which comprises: lounge/diner, stylish kitchen, conservatory, utility room, study/nursery and contemporary shower room. Externally the property boasts a beautifully tended garden with sun patio, lawned and shingled areas and a pathway to rear access. To the front the driveway provides off road parking for multiple vehicles. Further features of this 'absolute gem' include; some integrated appliances, loft ladder and boarded loft, new boiler fitted 2020, firepit and shed to garden, gas central heating and UPVC double glazing. Nearby Schools - St Marys Catholic Primary, Oakdale Juniors, Longfleet Combined and Poole High School.

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**ANTHONY  
DAVID & CO**

**GROUND FLOOR**  
791 sq.ft. (73.5 sq.m.) approx.



- Entrance Lobby Doors to
- Lounge/Diner 19' 3" x 14' 5" (5.87m x 4.39m)
- Kitchen 9' 11" x 5' 10" (3.02m x 1.78m)
- Utility Room 10' 0" x 6' 7" (3.05m x 2.01m)
- Conservatory 17' 6" x 8' 0" (5.33m x 2.44m)
- Bedroom One 15' 4" x 8' 3" (4.67m x 2.51m)
- Bedroom Two 12' 9" x 10' 6" (3.89m x 3.20m)
- Study/Nursery 6' 8" x 5' 3" (2.03m x 1.60m) 7' x 6' 11" (2.13m x 2.11m)
- Shower Room 6' 10" x 6' 9" (2.08m x 2.06m)
- Garden Enclosed
- Driveway Off road parking
- Council Tax Band C

TOTAL FLOOR AREA: 791 sq.ft. (73.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		81	39
EU Directive 2002/91/EC			

Property Misdescriptions Act 1991  
Property details contained herein do not form part 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.