



2 Pound Lane, Oakdale, POOLE, Dorset BH15 3PT

Guide Price £385,000 Freehold

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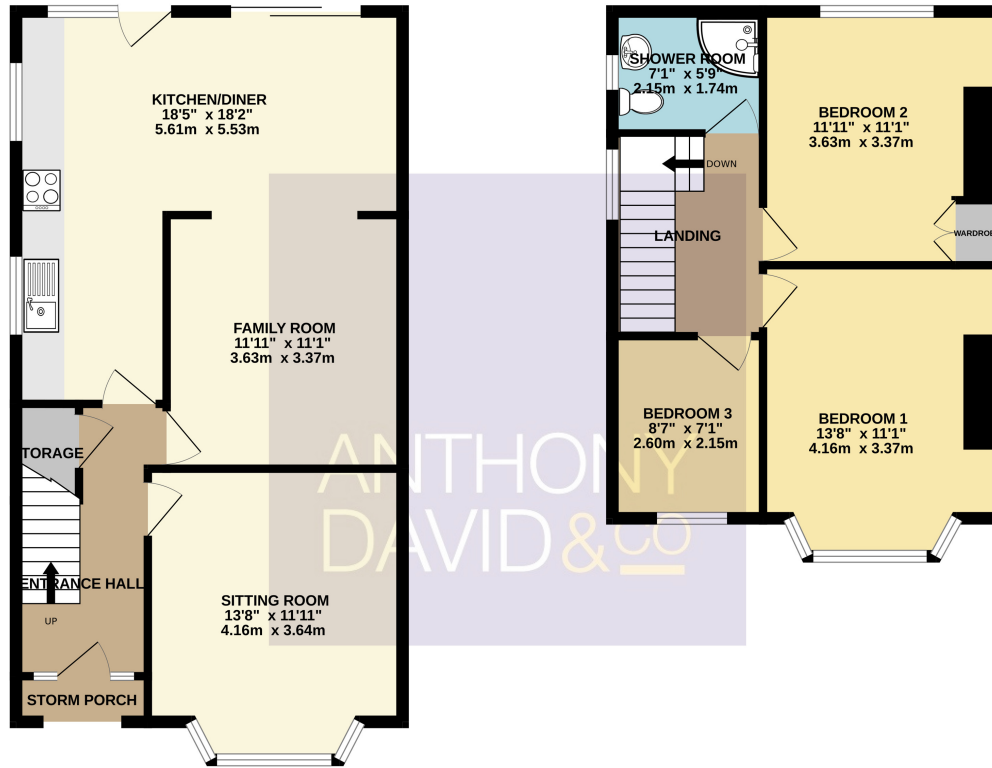
01202 677444

**** NO FORWARD CHAIN ** FIRST TIME TO MARKET IN OVER 40 YEARS **** A superb three bedroom extended detached house ideally situated in one of Oakdale's premier roads a short distance away from local shops, amenities and schools. This much loved home is in need of total modernisation and viewing is imperative to not only appreciate it's desired location but also its full potential to become a forever family home. The accommodation on offer comprises: sitting room, family room, 18' kitchen/diner, two double bedrooms, single bedroom and shower room. Externally the property boasts a good sized Southerly aspect rear garden with sun patio and lawned area. To the front the driveway provides off road parking for numerous vehicles. Further features include: feature fireplace, fitted wardrobe to bedroom two, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, St Marys RC Primary, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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

Sitting Room 13' 8" x 11' 11" (4.17m x 3.63m)

Family Room 11' 11" x 11' 1" (3.63m x 3.38m)

Kitchen/Diner 18' 5" x 18' 2" (5.61m x 5.54m)

Landing Doors to

Bedroom One 13' 8" x 11' 1" (4.17m x 3.38m)

Bedroom Two 11' 11" x 11' 1" (3.63m x 3.38m)

Bedroom Three 8' 7" x 7' 1" (2.62m x 2.16m)

Shower Room 7' 1" x 5' 9" (2.16m x 1.75m)

Garden Southerly aspect

Driveway Ample off road parking

Council Tax Band D



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.