



6 Popes Road, Oakdale, Poole, Dorset BH15 3RQ

Guide Price £325,000 Freehold

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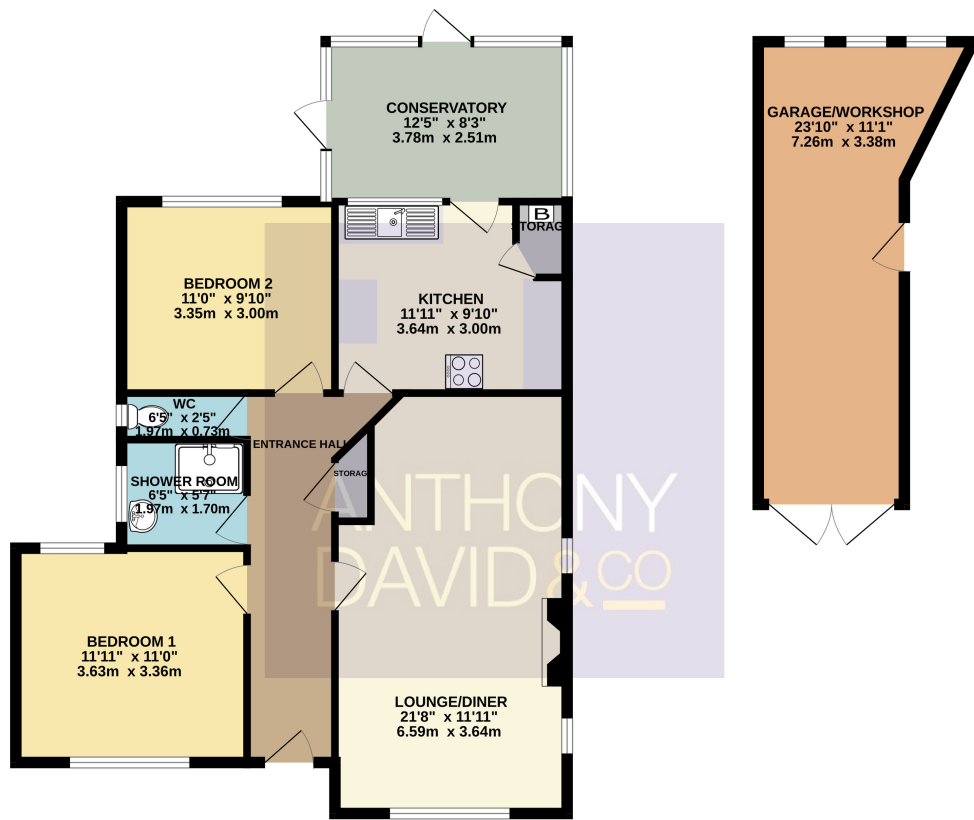
01202 677444

**** NO FORWARD CHAIN **** A characterful two double bedroom detached bungalow ideally situated on this rarely available road in the heart of Oakdale within walking distance of local schools, parks and amenities. The property is in need of total modernisation and internal viewing is highly advised to not only appreciate its sought after location but its full potential. The accommodation on offer comprises: 21' lounge/diner, conservatory, kitchen, shower room and separate cloakroom. Externally the property boasts a good sized South facing garden being mainly laid to lawn and sun patio. To the front the driveway provides off road parking which in turn leads to a 23' detached garage/workshop. Further features include; fireplace to lounge, perfect project, gas central heating and UPVC double glazing. Nearby schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards CoE/RC Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.

GARAGE
192 sq.ft. (17.6 sq.m.) approx.



Entrance Hall Doors to

Lounge/Diner 21' 8" x 11' 11" (6.60m x 3.63m)

Kitchen 11' 11" x 9' 10" (3.63m x 3.00m)

Conservatory 12' 5" x 8' 3" (3.78m x 2.51m)

Bedroom One 11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom Two 11' 0" x 9' 10" (3.35m x 3.00m)

Shower Room 6' 5" x 5' 7" (1.96m x 1.70m)

Separate Cloakroom 6' 5" x 2' 5" (1.96m x 0.74m)

Garage/Workshop 23' 10" x 11' 1" (7.26m x 3.38m)

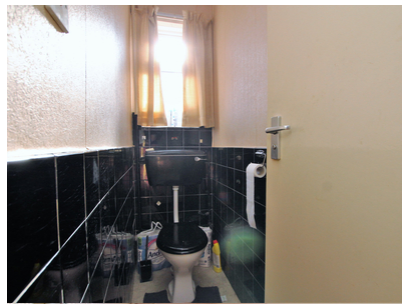
Garden South facing

Driveway Off road parking

Council Tax Band C

TOTAL FLOOR AREA : 1042 sq.ft. (96.6 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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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.