



3a St Clements Road, Poole, Dorset BH15 3PB

Guide Price £325,000 Freehold

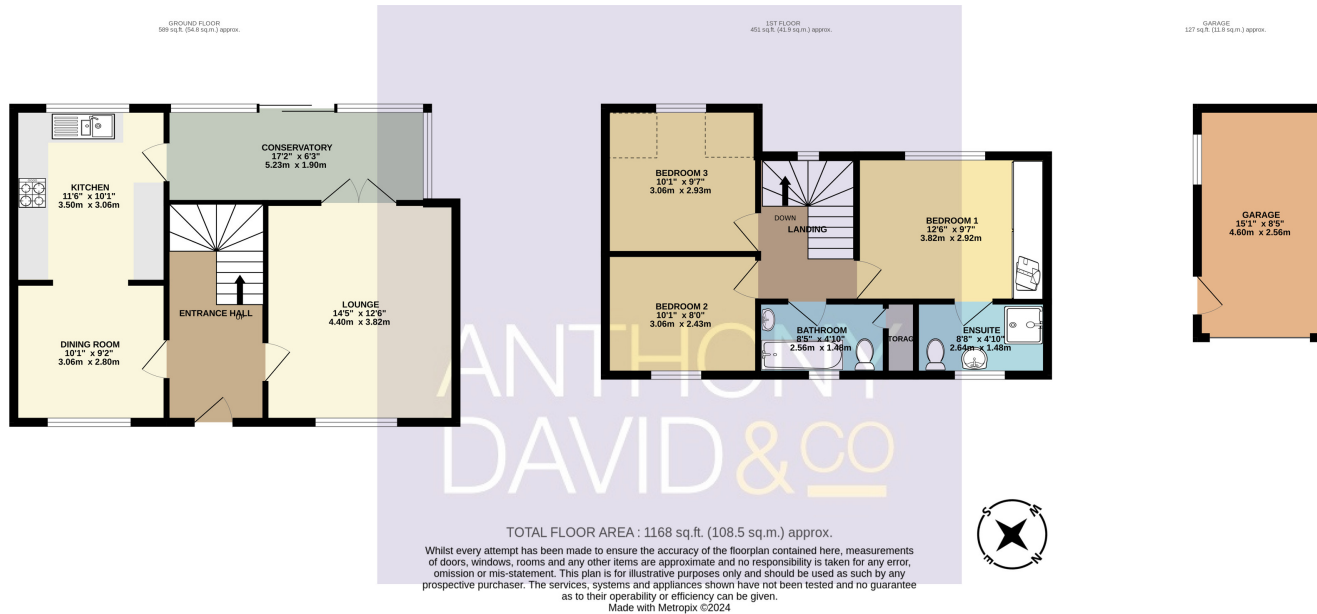
**** NO FORWARD CHAIN ** BUILT IN 1988 **** A superb three double bedroom detached house conveniently situated on this residential road on the fringes of Oakdale and Parkstone within close proximity of local shops, bus routes and Haskells Recreation ground. The popular Ashley Road with its array of shopping facilities and amenities is also a short drive away. This good sized property presents an ideal family home and internal viewing is highly advised to appreciate the over 1000 sq ft of accommodation on offer, which comprises: lounge, dining room, fitted kitchen, conservatory, en-suite shower room and further bathroom. Externally the property boasts a well maintained South Westerly aspect garden with a sun patio and lawned area. To the front the ample carriage driveway provides off road parking which in turn leads to a carport and detached garage. Further features include: feature fireplace to lounge, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. Livingstone Road Infants and Juniors and St Edwards RC/CoE Secondary.

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**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Lounge 14' 5" x 12' 6" (4.39m x 3.81m)

Kitchen 11' 6" x 10' 1" (3.51m x 3.07m)

Dining Room 10' 1" x 9' 2" (3.07m x 2.79m)

Conservatory 17' 2" x 6' 3" (5.23m x 1.91m)

Landing Doors to

Bedroom One 12' 6" x 9' 7" (3.81m x 2.92m)

En-Suite Shower 8' 8" x 4' 10" (2.64m x 1.47m)

Bedroom Two 10' 1" x 8' 0" (3.07m x 2.44m)

Bedroom Three 10' 1" x 9' 7" (3.07m x 2.92m)

Bathroom 8' 5" x 4' 10" (2.57m x 1.47m)

Garage 15' 1" x 8' 5" (4.60m x 2.56m)

Garden South Westerly

Carriage Driveway Ample off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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		83	69
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.