



82 Mellstock Road, Oakdale, Poole, Dorset BH15 3DW

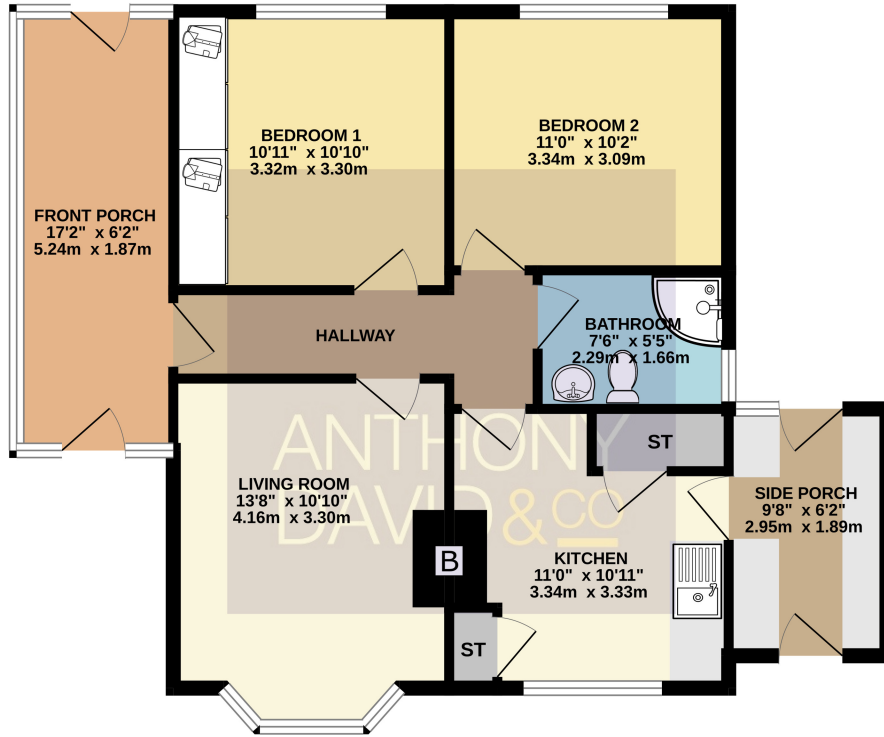
£300,000 Freehold

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**** NO FORWARD CHAIN **** A two double bedroom detached bungalow, sat in a corner plot, situated in this popular residential road in the heart of Oakdale close to local shops, amenities, schools and parks. This well-loved home would benefit from full modernisation throughout and internal viewing is highly advised to appreciate the accommodation throughout which comprises 17' front conservatory porch, living room, kitchen, two spacious double bedrooms, shower room and further side access porch. Externally, the property boasts a south-facing rear garden, mostly laid to lawn with small concrete seating area and shrubbery border. To the front, there is a well-appointed front garden, laid to lawn with small shrubs, alongside the driveway providing off-road parking. Further features of this perfect project include fitted wardrobes to bedroom one, storage cupboards, gas central heating, UPVC double glazing. Nearby schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

**ANTHONY
DAVID & CO**

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



Front Porch 17' 2" x 6' 2" (5.23m x 1.88m)

Hallway Doors to...

Living Room 13' 8" x 10' 10" (4.17m x 3.30m)

Kitchen 11' 0" x 10' 11" (3.35m x 3.33m)

Bedroom One 10' 11" x 10' 10" (3.33m x 3.30m)

Bedroom Two 11' 0" x 10' 2" (3.35m x 3.10m)

Shower Room 7' 6" x 5' 5" (2.29m x 1.65m)

Side Porch 9' 8" x 6' 2" (2.95m x 1.88m)

Garden South-Facing Enclosed

Driveway Off-Road Parking

Council Tax Band C

TOTAL FLOOR AREA : 742 sq.ft. (68.9 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+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(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.