



27 Foxholes Road, Oakdale, Poole, Dorset BH15 3NA

Offers in Excess of £350,000 Freehold

**\*\* NO FORWARD CHAIN \*\*** A charming three bedroom house situated on this residential road in Oakdale close to local schools, parks, bus routes and amenities. This characterful home would benefit from cosmetic updating throughout and internal viewing is highly advised to appreciate its full potential. The accommodation on offer comprises: sitting room, fitted kitchen, dining room, conservatory, downstairs cloakroom, two double bedrooms, one single bedroom and family bathroom. Externally the property boasts a good sized low maintenance Westerly aspect garden with sun patios and ornamental fish pond. To the front the driveway provides off road parking for multiple vehicles which in turn leads to a detached garage. Further features include: feature fireplace to sitting room, fitted wardrobes to bedrooms one and two and UPVC double glazing. Nearby schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE is just a short stroll away. NB: There is no heating system at the property.

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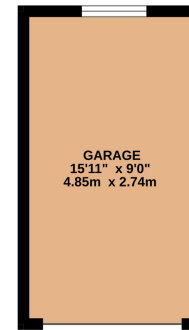
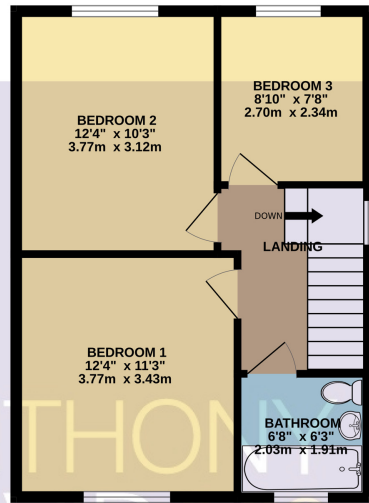
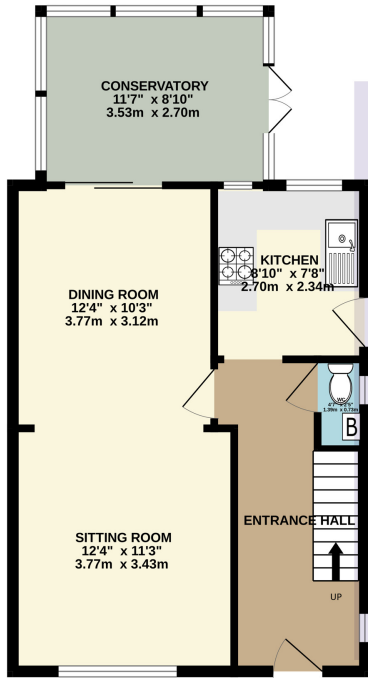
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GROUND FLOOR  
565 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

GARAGE  
143 sq.ft. (13.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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 12' 4" x 11' 3" (3.76m x 3.43m)
- Dining Room 12' 4" x 10' 3" (3.76m x 3.12m)
- Kitchen 8' 10" x 7' 8" (2.69m x 2.34m)
- Conservatory 11' 7" x 8' 10" (3.53m x 2.69m)
- Downstairs Cloakroom 4' 7" x 2' 11" (1.40m x 0.89m)
- Bedroom One 12' 4" x 11' 3" (3.76m x 3.43m)
- Bedroom Two 12' 4" x 10' 3" (3.76m x 3.12m)
- Bedroom Three 8' 10" x 7' 8" (2.69m x 2.34m)
- Bathroom 6' 8" x 6' 3" (2.03m x 1.91m)
- Garage 15' 11" x 9' 0" (4.85m x 2.74m)
- Garden Westerly aspect
- Driveway Ample off road parking.
- Council Tax Band C



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>		85	32

85

32

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.