

**90 Haymoor Road, Oakdale, Poole,  
Dorset, BH15 3NU**



**HEARNES**  
WHERE SERVICE COUNTS



# 90 Haymoor Road, Oakdale, Poole, Dorset, BH15 3NU

## FREEHOLD PRICE £360,000

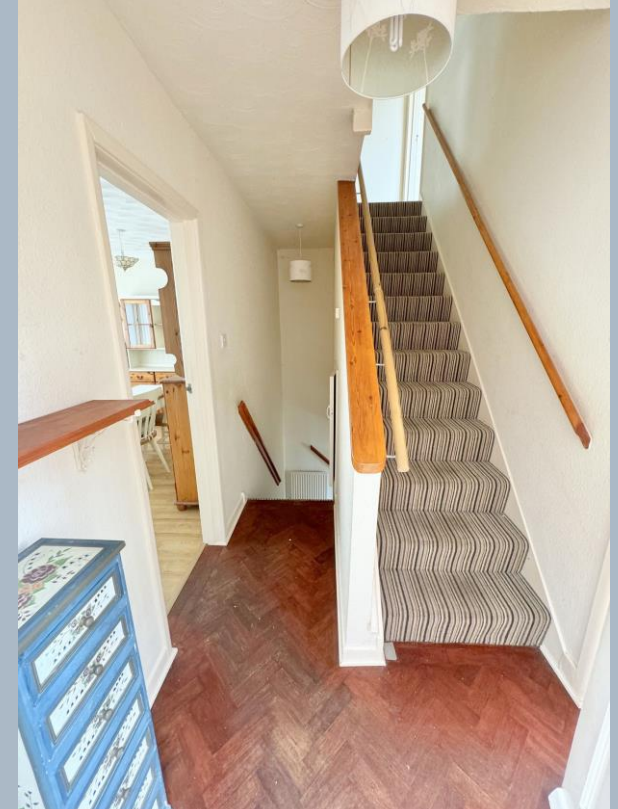
First time to the market since 1973 is this versatile 3 bedroom, 2 bathroom, semi detached home, set over 3 floors, including a lower ground floor self-contained space with annex potential, a single garage and set on an elevated position with views over Poole and surround area. This home is rather unique having the living areas at ground floor level to include a kitchen/dining room, sitting room, 3 first floor bedrooms with a bathroom and on the lower level a sitting room, shower room, and 2 storage rooms. This area has its own side access and therefore may be converted into an annex. The property offers potential for modernising/personalisation and has gas central heating, double glazing and sold with no forward chain.

- 3 bedroom, 2 bathroom, semi detached home, set over 3 floors with the lower level offering **potential for an annex** (with own entrance)
- Versatile layout and accommodation
- Single garage in a block, with parking in front and approached via a service lane to the rear of the property
- Vacant and sold with no forward chain
- Currently 2 reception rooms
- Kitchen/dining room, fitted in a range of cream shaker style units with wooden work tops over and fitted with a range style cooker, canopy extractor and space for free standing fridge/freezer
- Lower floor with sitting room, basement room, utility area with plumbing and space for washing machine and generous shower room
- Gas central heating with new boiler installed in 2023
- Double glazed windows throughout
- Entrance side porch leading to the front door and further door with steps down to the lower level
- Westerly facing rear garden area being currently of hardstanding and having a greenhouse, storage shed and area of off road parking. High wooden gates lead to the service land behind

Haymoor Road is situated off Ringwood Road on the Parkstone/Oakdale boarder and is within 2 miles of Poole Town Centre and a mile to Tower Park. This road contains many similar detached houses and has good local schools as well as excellent road links to Poole and Ringwood. Local shops to include convenience stores can be found on Ringwood Road within half a mile.

COUNCIL TAX BAND: C

EPC RATE: D



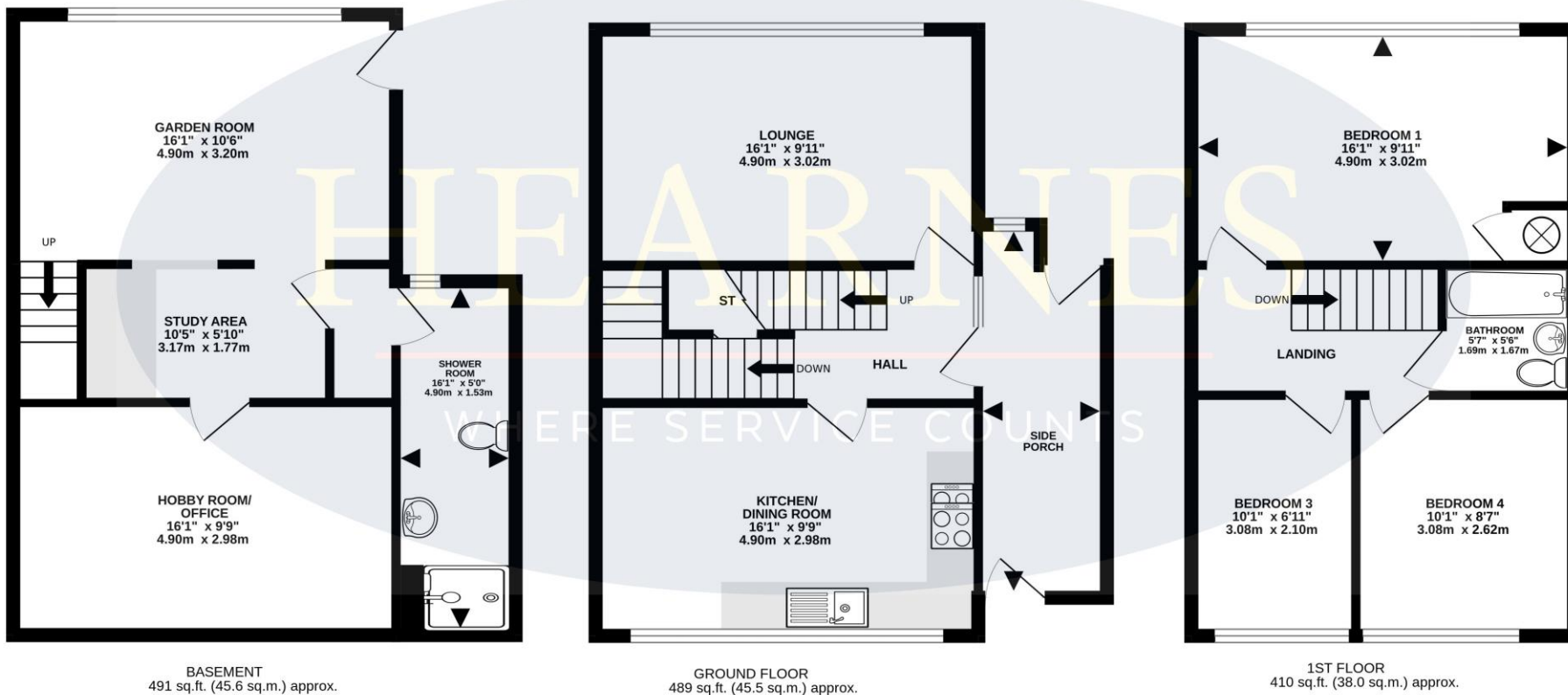






TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.

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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