



82 Stokes Avenue, Poole, Dorset BH15 2EB

£400,000 Freehold

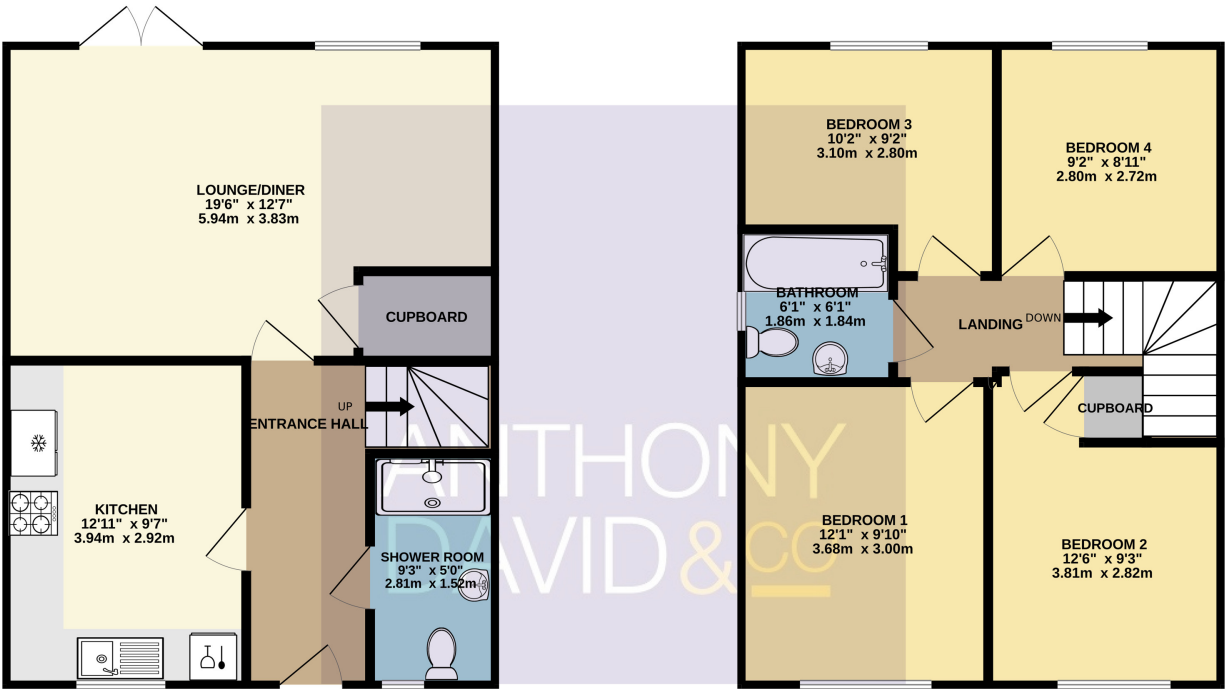
**\*\* SIMPLY STUNNING \*\*** An exemplary four double bedroom semi detached house conveniently situated on the fringes of Oakdale and Poole a short distance away from local shops, bus routes and amenities. Poole Town centre with its array of shopping facilities and central transport links is also close to hand. This striking property is presented in pristine condition throughout and viewing is essential to appreciate the elegant accommodation on offer, which comprises: lounge/diner, contemporary kitchen, bespoke downstairs shower room and stylish family bathroom. Externally the property boasts a beautifully tended Westerly aspect wrap around garden with lawned area and patio ideal for al fresco dining in the summer months. To the front the brick paved driveway provides off road parking. Further features of this 'ready to move into' home include; Air Con to two bedrooms, integrated appliances to kitchen, storage cupboards, solar panels, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Longfleet Primary, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY  
DAVID & CO**

GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.4 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 -
- Lounge/Diner 5.94m x 3.83m (19' 6" x 12' 7")
- Kitchen 3.94m x 2.92m (12' 11" x 9' 7")
- Downstairs Shower Room 2.81m x 1.47m (9' 3" x 4' 10")
- Landing Doors to -
- Bedroom 1 3.68m x 3.10m (12' 1" x 10' 2")
- Bedroom 2 3.81m x 2.72m (12' 6" x 8' 11")
- Bedroom 3
- Bedroom 4 2.8m x 2.72m (9' 2" x 8' 11")
- Bathroom 1.85m x 1.79m (6' 1" x 5' 10")
- Garden Westerley Aspect
- Driveway Parking
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	89	90
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Property details contained herein do not form part of all 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.