



52 Nansen Avenue, Oakdale, Poole, Dorset BH15 3DD

£444,950 Freehold

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A substantial three double bedroom detached house situated in this sought after residential road in the heart of Oakdale a close to local shops, parks, schools and amenities. This characterful property is in need of cosmetic updating which in turn would lead to a forever family home. Offering over 1300 sq ft of versatile living, internal viewing is a must to appreciate its full potential. The accommodation on offer comprises: lounge, 22' kitchen/diner, utility room, downstairs cloakroom, shower room and separate cloakroom to the upstairs. Externally the property boasts a good sized South facing garden being mainly laid to lawn. To the front the driveway provides off road parking. Further features include: feature entrance hall door, Woodburner, feature fireplaces to lounge and dining area, lean to, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards Secondary RC/CoE

**ANTHONY
DAVID & CO**

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.2 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 16' 9" x 6' 10" (5.11m x 2.08m) max
- Lounge 14' 11" x 11' 10" (4.55m x 3.61m) into bay
- Kitchen/Diner 22' 0" x 18' 3" (6.71m x 5.56m) max
- Utility Room 8' 3" x 5' 10" (2.51m x 1.78m)
- Downstairs Cloakroom
- Landing 16' 11" x 6' 9" (5.16m x 2.06m)
- Bedroom One 15' 9" x 11' 0" (4.80m x 3.35m)
- Bedroom Two 13' 0" x 11' 0" (3.96m x 3.35m)
- Bedroom Three 13' 8" x 9' 4" (4.17m x 2.84m)
- Shower Room 7' 10" x 6' 9" (2.39m x 2.06m)
- Separate Cloakroom 3' 7" x 2' 6" (1.09m x 0.76m)
- Garden South facing
- Driveway Off road parking
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(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.