











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

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

£444,950 Freehold

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 GROUND FLOOR
 1ST FLOOR

 709 sq.ft. (65.9 sq.m.) approx.
 606 sq.ft. (56.3 sq.m.) approx.



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

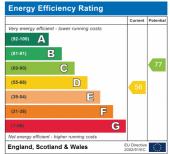
TOTAL FLOOR AREA: 1315 sq.ft. (122.2 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other them are approximate and no responsibility is taken for any recommission or mis-statement. This plan is for illustrative purposes only and should be used as such by any rospective purchase. The services, systems and applicates shown have not been tested and no puzzents.









Property Misdescriptions Act 1991

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