



36 Dingley Road, Oakdale, Poole, Dorset BH15 3RD

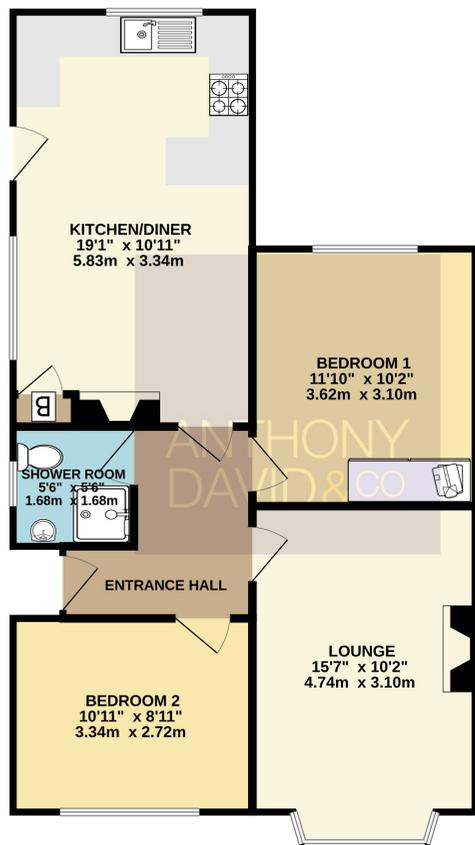
£325,000 Freehold

**** NO FORWARD CHAIN **** A charming two double bedroom semi detached bungalow ideally situated on this quiet residential road in Oakdale close to local shops, schools and parks. This much loved home would benefit from some updating and internal viewing is highly advised to appreciate its full potential. The accommodation on offer comprises: lounge, 19' kitchen/diner and shower room. Externally the property boasts a beautifully maintained South facing garden with sun patio, lawned area and vegetable patches. To the front the driveway provides off road parking for two cars. Further features of this delightful home include: new boiler (2022), fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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**ANTHONY
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GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.3 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 4.74m x 3.10m (15' 7" x 10' 2")

Kitchen/Diner 5.83m x 3.34m (19' 2" x 10' 11")

Bedroom One 3.62m x 3.10m (11' 11" x 10' 2")

Bedroom Two 3.34m x 2.72m (10' 11" x 8' 11")

Shower Room 1.68m x 1.68m (5' 6" x 5' 6")

Garden South facing

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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.