



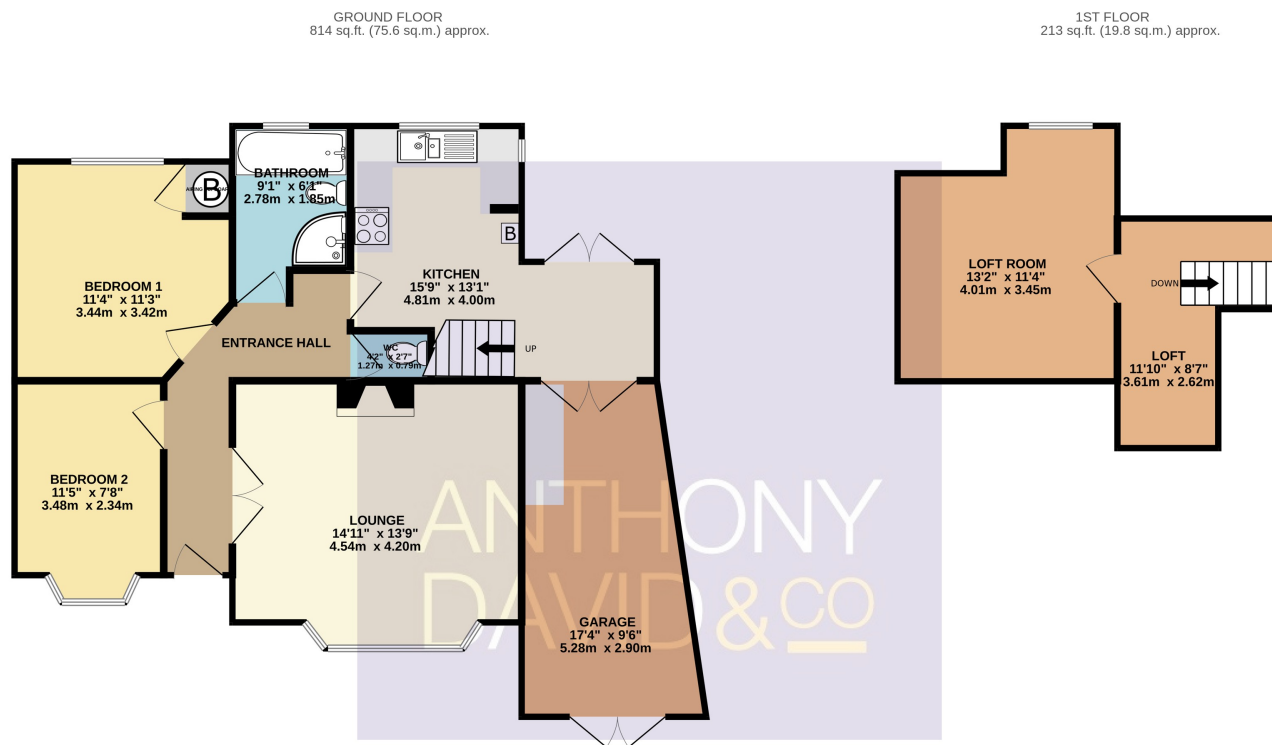
37 Pound Lane, Oakdale, Poole, Dorset BH15 3PS

£315,000 Freehold

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**** NO FORWARD CHAIN **** A two double bedroom detached bungalow ideally situated on one of Oakdale's most premier road a short distance away from local shops, amenities and schools. The property is in need of modernisation and viewing is essential to not only appreciate its sought after location but also its full potential. The accommodation on offer comprises: lounge, kitchen, bathroom and separate cloakroom. Externally the property has a courtyard westerly aspect paved garden. To the front the driveway provides off road parking, which in turn leads to a garage/utility. Further features of this 'DIY delight' include: feature fire place to lounge, good sized loft space, gas central heating and UPVC double glazing.

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 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 4.54m x 4.20m (14' 11" x 13' 9")

Kitchen 4.8m x 4.0m (15' 9" x 13' 1")

Bedroom One 3.47m x 3.42m (11' 5" x 11' 3")

Bedroom Two 3.46m x 2.34m (11' 4" x 7' 8")

Bathroom 2.78m x 1.86m (9' 1" x 6' 1")

Garage/Utility 5.55m x 2.91m (18' 3" x 9' 7")

Garden Westerly aspect

Driveway Off road parking x 3

Council Tax Band C



Property Misdescriptions Act 1991

Property details contained herein do not form part or 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.