



9 Denby Road, POOLE, Dorset BH15 2JP

£425,000 Freehold

**** SIMPLY STUNNING ** NO FORWARD CHAIN **** This sublime two double bedroom detached bungalow is situated in this cul-de-sac location on the fringes of Oakdale and Poole within close proximity to local schools, shops, amenities and bus routes. Poole Town centre with its array of shopping facilities and central transport links are also a short distance away. This turnkey property offers contemporary living throughout and viewing is imperative to not only appreciate its quiet location but also the stylish accommodation on offer, which comprises: lounge, dining room, bespoke kitchen, conservatory and luxury shower room. Externally there is a beautifully maintained Southerly aspect landscaped garden with lawned area, raised beds and patio housing a greenhouse. To the front the driveway provides ample off road parking which in turn leads to a detached garage. Further features of the 'absolute gem' include: feature inset fire to lounge, some integrated appliances to kitchen, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary

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**ANTHONY
DAVID & CO**

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



Entrance Hall Doors to

Lounge 12' 0" x 11' 6" (3.66m x 3.51m)

Dining Room 12' 0" x 11' 3" (3.66m x 3.43m)

Kitchen 8' 0" x 6' 11" (2.44m x 2.11m)

Conservatory 8' 9" x 6' 10" (2.67m x 2.08m)

Bedroom One 12' 7" x 11' 6" (3.84m x 3.51m)

Bedroom Two 12' 1" x 11' 3" (3.68m x 3.43m)

Shower Room

Garden Southerly aspect

Garage Detached

Driveway Ample off road parking

Council Tax Band C

TOTAL FLOOR AREA: 796 sq.ft. (73.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.