



76 Pound Lane, Oakdale, Poole, Dorset BH15 3RR

£475,000 Freehold

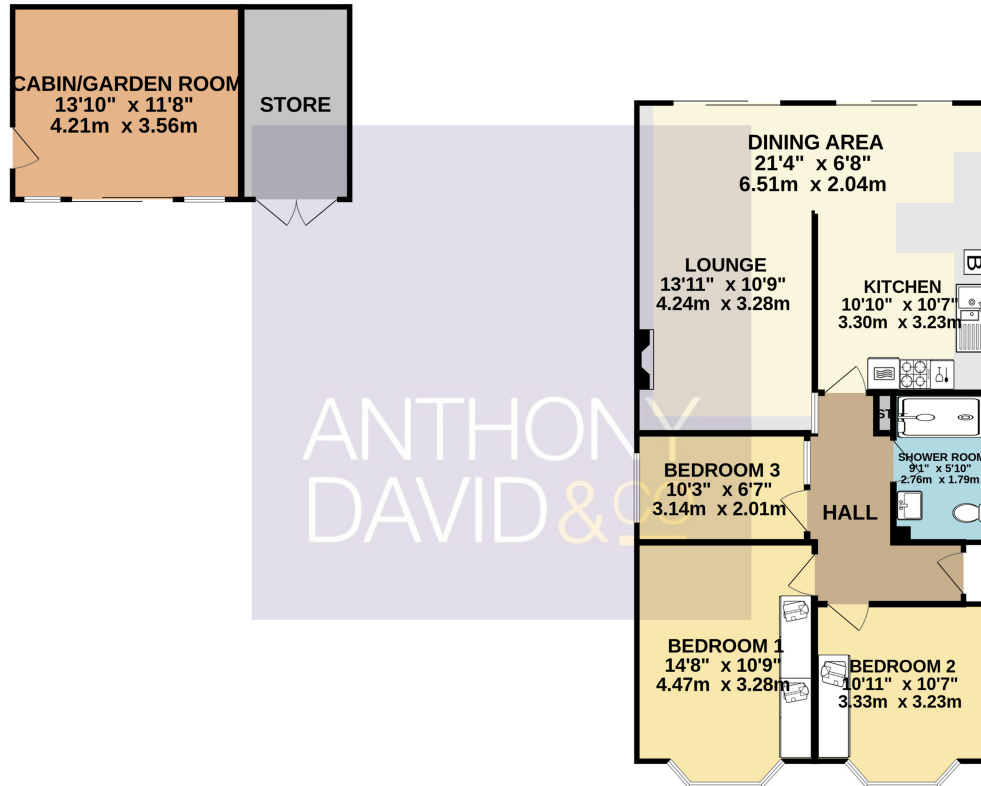
**\*\* SIMPLY STUNNING \*\*** A sublime three bedroom detached bungalow ideally situated on one of Oakdale's most premier road a short distance away from local shops, amenities and schools. This turnkey home has been extended and refurbished to exacting standards by the current owner and internal viewing is imperative to not only appreciate its sought after location but also the exemplary finish. The accommodation on offer comprises: lounge, dining area, contemporary kitchen, two double bedrooms, good sized single bedroom and bespoke shower room. Externally the property boasts a beautifully landscaped garden with artificial lawn and stylish seating area, steps lead to detached cabin/garden room and outside store. To the front the driveway provides of road parking. Further features of this must see property include: feature wall mounted fire to lounge, integrated appliances to kitchen, LED lights to lounge and kitchen, new 'Worcester' boiler with 10 year guarantee (8 years remaining), built-in wardrobes to one and two and much much more. Nearby Schools - Stanley Green Infants, St Marys Catholic Primary, Oakdale Juniors, Poole High School and St Edwards RC/CoE Secondary. NB Planning permission has been granted for a roof conversion and converting existing roof space. APP/23/00683/F

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**ANTHONY  
DAVID & CO**

238 sq.ft. (22.1 sq.m.) approx.

GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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 13' 11" x 10' 9" (4.24m x 3.28m)

Kitchen 10' 10" x 10' 7" (3.30m x 3.23m)

Dining Area 21' 4" x 6' 8" (6.50m x 2.03m)

Bedroom One 14' 8" x 10' 9" (4.47m x 3.28m)

Bedroom Two 10' 11" x 10' 7" (3.33m x 3.23m)

Bedroom Three 10' 3" x 6' 7" (3.12m x 2.01m)

Shower Room 9' 1" x 5' 10" (2.77m x 1.78m)

Garden Southerly aspect

Driveway Off road parking

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.