



34 Jolliffe Road, Oakdale, POOLE, Dorset BH15 2HD

£400,000 Freehold

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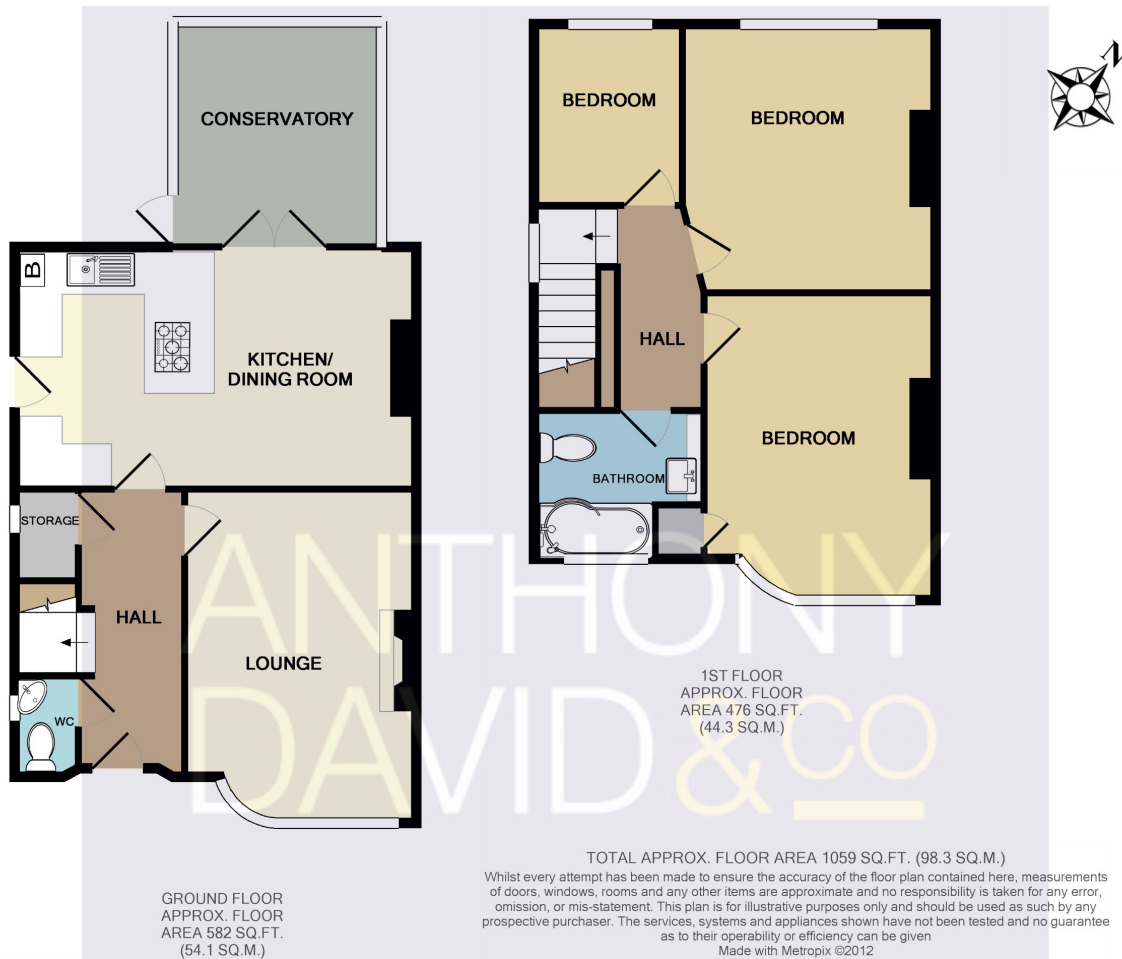
[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

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VENDOR SUITED.... An immaculately presented 1930's Art Deco inspired, 3 bedroom, semi-detached family home. Benefitting from a 19FT kitchen/diner, 16FT lounge with working fire place, conservatory, South Easterly aspect garden, modern fitted bathroom and downstairs W.C. Additional features include a new roof installed 2013, built in wardrobes to master bedroom, driveway and garage, new boiler fitted July 2016, UPVC double glazing, loft and cavity wall insulation. Situated in Oakdale with Poole Hospital being less than half a mile away and Poole Town Centre with its bus and train station is less than 3/4 of a mile away. Schools: Longfleet Primary, St Marys Catholic Primary and Poole High Secondary School are all within close proximity.

**ANTHONY  
DAVID & CO**





Hall 12' 5" x 7' 9" (3.78m x 2.36m) Max

Lounge 16' 5" x 11' (5.00m x 3.35m)

Kitchen/Diner 19' 2" x 11' 5" (5.84m x 3.48m)

Conservatory 10' 6" x 9' 8" (3.20m x 2.95m)

Cloakroom 5' 1" x 2' 8" (1.55m x 0.81m)

Landing 8' 11" x 7' 10" (2.72m x 2.39m) Max

Bedroom One 15' 3" x 10' 11" (4.65m x 3.33m)

Bedroom Two 12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom Three 8' 5" x 7' (2.57m x 2.13m)

Bathroom 7' 9" x 7' (2.36m x 2.13m)

Garage 15' 4" x 8' 4" (4.67m x 2.54m)

Garden South Easterly Aspect

Council Tax Band C

Agents Note Since the EPC was carried out, the current owners have updated the Boiler, Roof and the loft and cavity wall insulation.

