



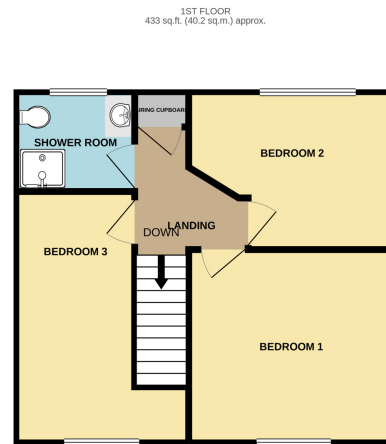
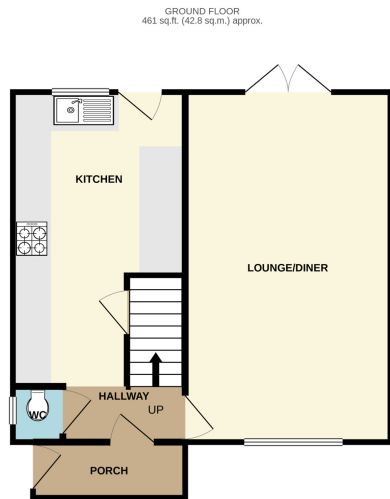
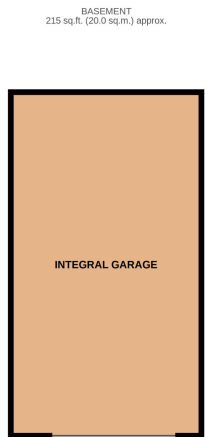
101 Haymoor Road, Oakdale, POOLE, Dorset BH15 3NR

£349,950 Freehold

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**** HARBOUR VIEWS ** NO FORWARD CHAIN **** A superb three double bedroom semi detached house situated on this quiet road in Oakdale within close proximity to local amenities, parks and schools. This ready to move into home offers bright and sunny living accommodation throughout and must be viewed to appreciate the modern accommodation of offer which comprises: 20' lounge/diner, contemporary kitchen, downstairs cloakroom and stylish shower room. Externally to the rear there is a low maintenance good sized tiered garden with lower and raised sun patios. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features include: sun deck to the front offering views over Oakdale and the inner harbour, new internal doors, garden shed, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infant Academy, Oakdale Juniors, Poole High School and St Edwards RC/CoE.

**ANTHONY
DAVID & CO**



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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Porch 8' 9" x 3' 2" (2.67m x 0.97m)

Entrance Hall 3' 7" x 3' 3" (1.09m x 0.99m)

Lounge/Diner 20' x 11' 9" (6.10m x 3.58m)

Kitchen 20' x 9' 10" (6.10m x 3.00m)

Downstairs Cloakroom 4' 6" x 2' 5" (1.37m x 0.74m)

Landing Doors to

Bedroom One 11' 10" x 11' (3.61m x 3.35m)

Bedroom Two 11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom Three 14' 4" x 9' 11" (4.37m x 3.02m) max

Shower Room 6' 11" x 5' 7" (2.11m x 1.70m)

Garage 19' 8" x 10' 11" (5.99m x 3.33m)

Driveway Off road parking

Garden Tiered

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	90
		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.