




153 Haymoor Road, Oakdale, Poole, Dorset BH15 3NT

£370,000 Freehold

**** VENDOR SUITED **** A beautifully presented three bedroom detached bungalow situated on this quiet road in Oakdale local schools, parks and bus routes are a short distance away. This ready to move into home has been extensively modernised over the last two years by the current owners and must be viewed to appreciate the stylish accommodation of offer which comprises: double aspect lounge, contemporary kitchen, bedroom two/dining room, conservatory, lobby and new four piece bathroom suite. Externally to the rear there is a low maintenance good sized garden with two lawned areas and sun patios. To the front the ample driveway provides off road parking which in turn leads to an attached garage. Further features include: feature fireplace to lounge, some integrated appliances to kitchen, fitted wardrobes to bedroom one, PV solar panels, electric car charging point, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infant Academy, Oakdale Juniors, Poole High School and St Edwards RC/CoE.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
928 sq.ft. (86.3 sq.m.) approx.



Entrance Hall Doors to

Lounge 15' 11" x 9' 9" (4.85m x 2.97m)

Kitchen 9' 10" x 8' 7" (3.00m x 2.62m)

Conservatory 9' 6" x 9' 1" (2.90m x 2.77m)

Bedroom Two/Dining Room 12' 11" x 8' 2" (3.94m x 2.49m)

Lobby 14' 3" x 3' 6" (4.34m x 1.07m)

Bedroom One 14' 0" x 9' 11" (4.27m x 3.02m)

Bedroom Three 8' 2" x 6' 5" (2.49m x 1.96m)

Bathroom 9' 9" x 6' 2" (2.97m x 1.88m)

Garage 16' 2" x 8' 8" (4.93m x 2.64m)

Garden Good sized

Driveway Off road parking

Council Tax Band C

TOTAL FLOOR AREA : 928 sq.ft. (86.3 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 | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 84 |
| (55-68) | D | | |
| (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.