



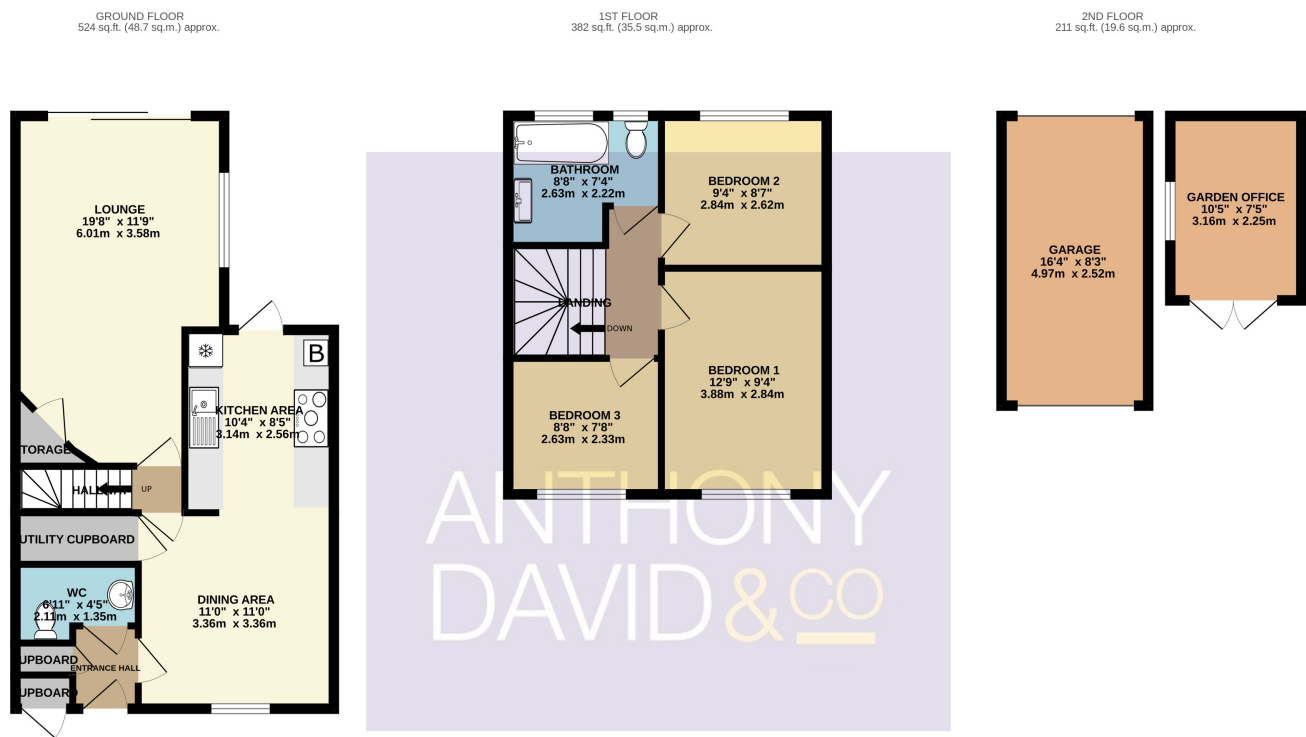
24 Seliot Close, Poole, Dorset BH15 2HQ

£349,950 Freehold

A superb three bedroom semi detached house conveniently situated in this residential cul-de-sac on the fringes of Oakdale just a short walk away from local shops, doctors surgery, schools and parks. This immaculate property has been beautifully maintained by the current owners and viewing is imperative to not only appreciate its quiet location but also the contemporary accommodation on offer, which comprises: 19' lounge with direct garden access, stylish kitchen and dining area, downstairs cloakroom, two double bedrooms, single bedroom and bespoke bathroom. Externally the property boasts a beautifully tended garden with sun patio and lawned area which houses a garden office. To the front the driveway provides off road parking for two vehicles which in turn leads to a garage. Further features of this 'absolute gem' of a property include: feature fireplace to lounge, new boiler (2021), 'Range' cooker, utility cupboards, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Longfleet Primary, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary.

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TOTAL FLOOR AREA : 1118 sq.ft. (103.8 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 19' 8" x 11' 9" (5.99m x 3.58m)

Kitchen Area 10' 4" x 8' 5" (3.15m x 2.57m)

Dining Area 11' 0" x 11' 0" (3.35m x 3.35m)

Downstairs Cloakroom 6' 11" x 4' 5" (2.11m x 1.35m)

Landing Doors to

Bedroom One 12' 9" x 9' 4" (3.89m x 2.84m)

Bedroom Two 9' 4" x 8' 7" (2.84m x 2.62m)

Bedroom Three 8' 8" x 7' 8" (2.64m x 2.34m)

Bathroom 8' 8" x 7' 4" (2.64m x 2.24m)

Garage 16' 4" x 8' 3" (4.98m x 2.51m)

Garden Office 10' 5" x 7' 5" (3.17m x 2.26m)

Garden Southerly aspect

Driveway Off road parking x 2

Council Tax Band C



| Energy Efficiency Rating | | | | |
|---|---------|-----------|--|--|
| | Current | Potential | | |
| Very energy efficient - lower running costs | | | | |
| (92+) | 66 | 83 | | |
| A | | | | |
| (81-91) | | | | |
| B | | | | |
| (69-80) | | | | |
| C | 66 | 83 | | |
| (55-68) | | | | |
| D | | | | |
| (39-54) | | | | |
| E | | | | |
| (21-38) | 66 | 83 | | |
| F | | | | |
| (1-20) | | | | |
| G | 66 | 83 | | |
| 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 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.