



76 Dorchester Road, Oakdale, Poole, Dorset BH15 3SB

Guide Price £415,000 Freehold

info@anthonydavid.co.uk

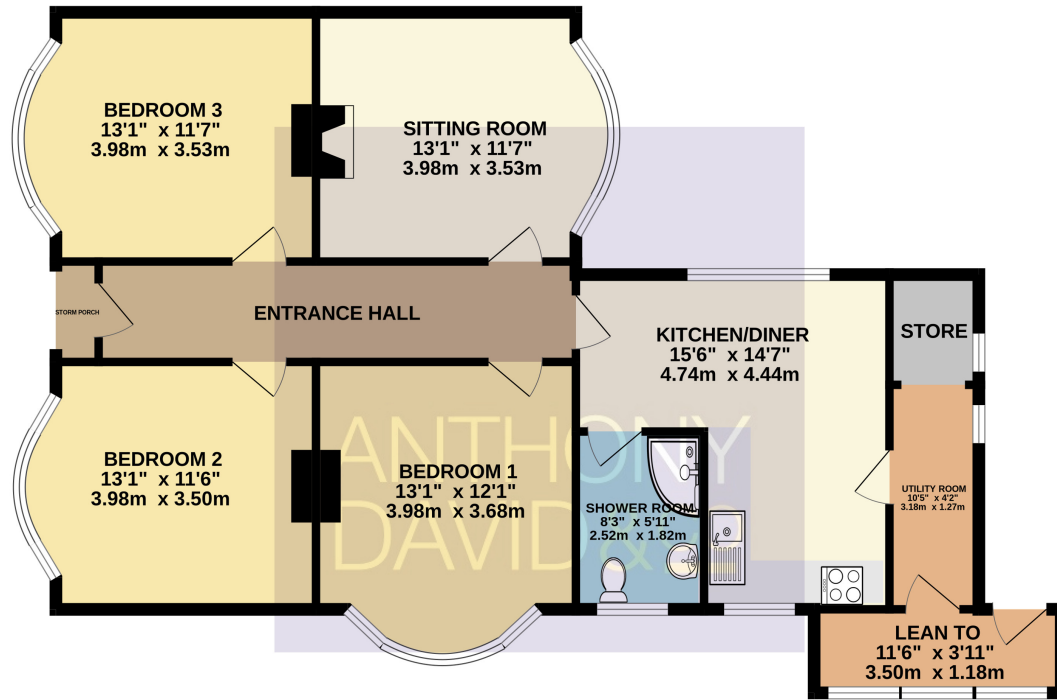
www.anthonydavid.co.uk

01202 677444

**** NO FORWARD CHAIN **** A fantastic three double bedroom detached bungalow set back on a corner plot in the heart of Oakdale within close proximity of bus routes, schools, shops and amenities. This spacious home would benefit from some modernisation and internal viewing is a must to appreciate the 1100 sq ft of accommodation on offer, which comprises: sitting room, kitchen/diner, utility room, lean to and shower room. Externally the property boasts a South Westerly aspect garden with lawned area and sun patio. The the front the driveway provides ample off road parking. Further features include: fire surround to sitting room, storage, gas central heating and UPVC double glazing. Nearby Schools - Stanley Green Infants, Oakdale Juniors, Poole High and St Edwards RC/CoE Secondary. Currently rented at £1,275 PCM

**ANTHONY
DAVID & CO**

GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



Entrance Hall Doors to

Sitting Room 13' 1" x 11' 7" (3.99m x 3.53m)

Kitchen/Diner 15' 6" x 14' 7" (4.72m x 4.45m)

Utility Room 10' 5" x 4' 2" (3.17m x 1.27m)

Bedroom One 13' 1" x 12' 1" (3.99m x 3.68m)

Bedroom Two 13' 1" x 11' 6" (3.99m x 3.51m)

Bedroom Three 13' 1" x 11' 7" (3.99m x 3.53m)

Shower Room 8' 3" x 5' 11" (2.51m x 1.80m)

Lean To 11' 6" x 3' 11" (3.51m x 1.19m)

Garden South Westerly aspect

Driveway Ample off road parking

Council Tax Band D

TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	67

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.