

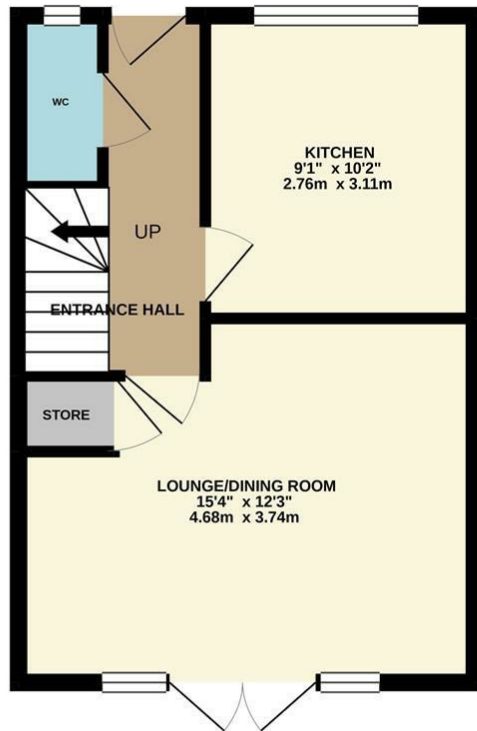
Oakdale

Tel: 01202 681113

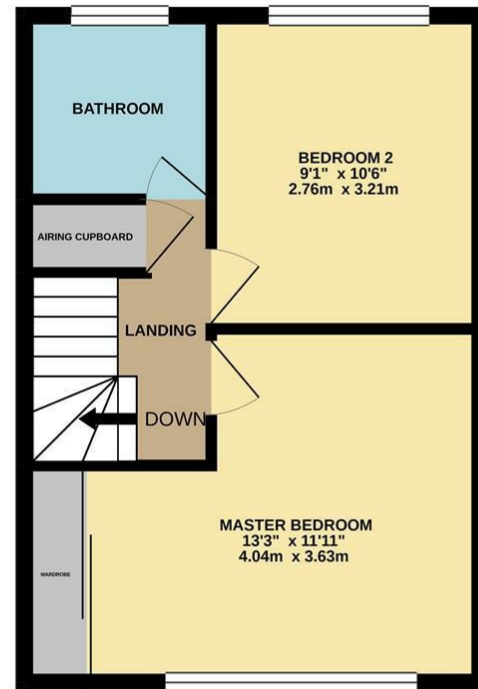
oakdale@keydrummond.com

www.keydrummond.com

GROUND FLOOR
 345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
 345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE

113 Commercial Road, Ashley Cross, Poole, BH14 0JD

14 Dorchester Road, Oakdale, Poole, BH15 3JY

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



1 Old Dairy Close, Oakdale, Poole BH15 3EW Guide Price £295,000 Freehold

**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES URGENTLY REQUIRED **** A lovely semi-detached family home situated in a quiet cul-de-sac in Oakdale. Benefits include entrance hallway, modern kitchen, lounge/dining room, downstairs cloakroom, TWO DOUBLE BEDROOMS, modern bathroom, double glazing, central heating, two allocated off road parking spaces, private rear garden with side access, and NO FORWARD CHAIN. Viewing is highly recommended.

- SALE AGREED BY KEY DRUMMOND
- LOUNGE/DINING ROOM
- ALLOCATED OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- NO FORWARD CHAIN

Location:
Close to local schools, shops and amenities and just one and a half miles from the centre of Historic Poole including its beautifully kept Poole Park with its boating lake, tennis courts and bowling green, Poole General Hospital, fitness centres, bars, cinema, theatre, restaurants and shopping centre.

There are the local Blue Flag beaches of Bournemouth and Sandbanks for the sun worshippers in the family and Poole's local marinas for the boating enthusiasts.

Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and mainland Europe from Poole ferry port and Bournemouth International airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Entrance Hallway:

Downstairs Cloakroom:

Kitchen:
10'2" x 9'0" (3.11 x 2.76)

Lounge/Dining Room:
15'4" x 12'3" (4.68 x 3.74)

Master Bedroom:
13'3" x 11'10" (4.04 x 3.63)


Bedroom Two:
10'6" x 9'0" (3.21 x 2.76)

Bathroom:

Tenure: Freehold
Postcode: BH15 3EW
EPC: C
Council Tax: TBC

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 