



Old Farm Road, Oakdale, Poole, BH15 3LP

Asking Price £310,000

- Two Double Bedrooms
- High Specification Throughout
- Superb Garden
- Modern Kitchen and Bathroom
- Popular Oakdale Location
- End Terraced House
- Driveway / Ample Off Road Parking
- 20' Lounge / Diner
- Gas Central Heating / UPVC Double Glazing
- Early Viewing Strongly Advised!

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BEAUTIFULLY PRESENTED! / HIGH SPECIFICATION / TWO DOUBLE BEDROOM END TERRACED HOUSE WITH GOOD SIZED GARDEN AND DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING >>> Greys Estate Agents are delighted to offer to sale this spacious end terrace house situated in a popular position in Oakdale, Poole. The property comprises: Two double bedrooms, good size lounge with dining area, superb modern kitchen and a family bathroom. Other benefits include UPVC double glazing, gas central heating, landscaped rear garden and a driveway proving ample off road parking. Viewing comes highly recommended - to arrange please call Greys of Poole.



Council Tax Band: B



Entrance Hall

Lounge / Diner

20'0" x 10'5" max (6.10m x 3.20m max)

Kitchen

9'6" x 9'2" (2.90m x 2.80m)

Landing

Bedroom One

13'10" x 8'6" (4.23m x 2.60m)

Bedroom Two

11'1" x 8'10" (3.40m x 2.70m)

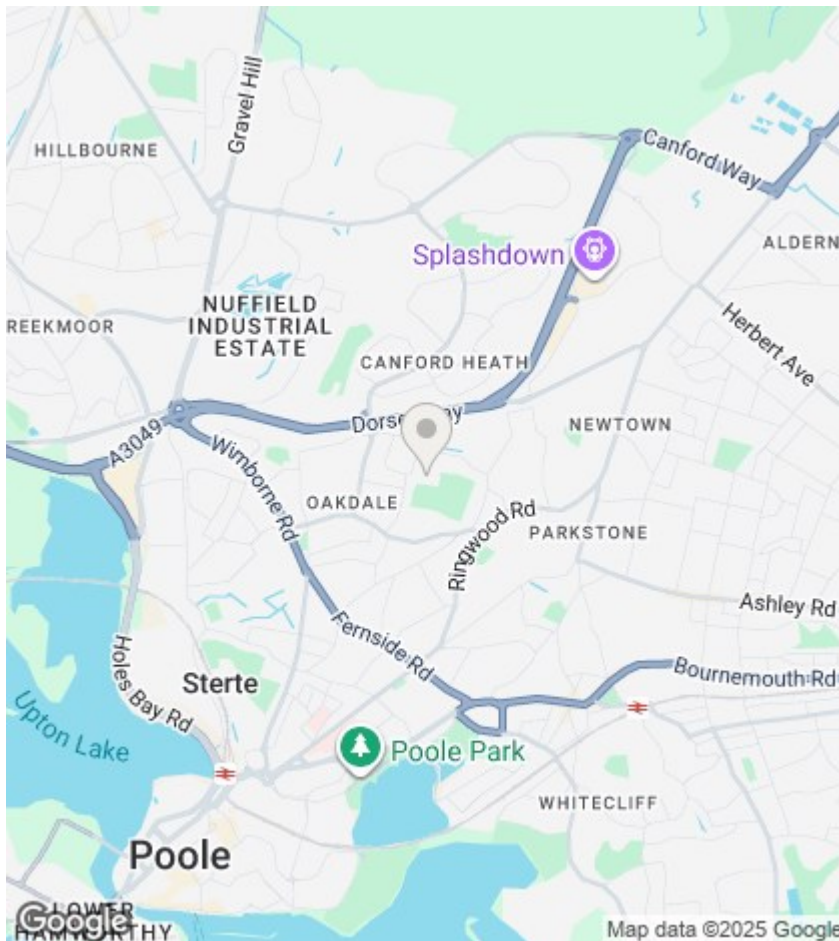
Bathroom

7'6" x 5'4" (2.30m x 1.65m)

Council Tax Band - B







Agents note


Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

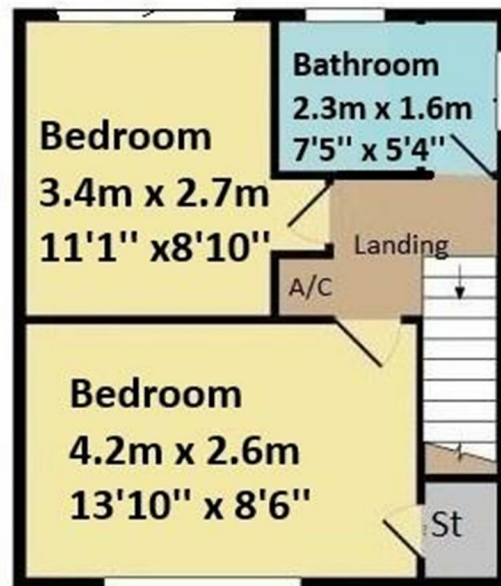
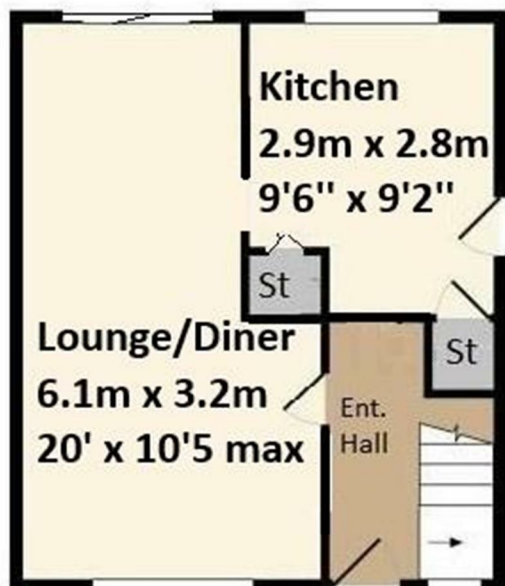
Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(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	



GUIDE ONLY