



Winifred Road, Oakdale, Poole, Dorset, BH15 3PU

Asking price £449,950

DETACHED BUNGALOW FOR SALE IN OAKDALE WITH AGREED PLANNING IN PLACE, £449,950 FREEHOLD. Take a look at this detached bungalow located in Winifred Road, Oakdale, Poole. This property has three bedrooms (two doubles and a single). Entrance hall with wooden flooring leads to a spacious reception room with wooden flooring running across the back of the property. It benefits from two sets of double glazed doors leading out into the sunny aspect garden with a good sized patio area and lawn with garden shed to the end of the garden. Fitted kitchen with a range of fitted units, laminate worktops, space and plumbing for dishwasher and washing machine. Bathroom with white suite. Shingle driveway parking for two cars to the front of the property. This bungalow benefits from a great cul-de-sac location and has two approved plans for building on the property to increase in size by making it either into a chalet style bungalow or into a house. It is currently tenanted for 6 months only. **DON'T MISS OUT ON THIS PROPERTY AND MAKE YOUR NEXT MOVE WITH THACKER & REVITT.**



FRONT DOOR AND ENTRANCE HALL

Steps outside leading up to the double glazed door into the entrance hall. White ceiling, emulsion painted walls and wooden flooring. Ceiling lighting. Light switches. Built in cupboard by the front door housing the consumer unit. Radiator. Doors to all rooms.

LOUNGE

12'7" x 22'8" (3.85 x 6.92)

Doorway leading from the kitchen into this lounge, which is a real feature of the bungalow. It offers good space and runs along the back of the property. White ceiling, white walls and wooden effect flooring. This spacious, light and airy room overlooks the rear garden and benefits from two double patio doors leading out onto the patio area. Light switch, plug sockets and TV socket. Two radiators.

KITCHEN

12'11" x 10'9" (3.96 x 3.28)

Doorway leading in from the hall into this good sized kitchen. White ceiling, part tiled and part emulsion painted walls with fitted lino flooring. Upvc double glazed window to side aspect. A range of wall, base and drawer units with laminate worktops. Space and plumbing for washing machine and dishwasher. Free standing stainless steel cooker. Sink with drainer and metal fittings. Light switch, plug sockets and fuse switches. Ceiling lighting.

BEDROOM ONE (PRINCIPLE)

14'3" x 11'3" (4.36 x 3.43)

Wooden door leading into this main double bedroom with front facing aspect. White ceiling, white walls and fitted carpet. Ceiling lighting. Two radiators. Double glazed bay style window overlooking front aspect. Light switch, plug sockets.

BEDROOM TWO (DOUBLE MIDDLE)

11'5" x 9'4" (3.48 x 2.85)

Wooden door leading into this bedroom with side facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Double glazed window to the side aspect. Radiator. Light switch and plug sockets.

BEDROOM THREE / STUDY / DRESSING ROOM

8'10" x 5'5" (2.70 x 1.67)

Wooden door leading into this bedroom/ study room or even dressing room. White ceiling, emulsion painted walls and fitted carpet. Double glazed window to front aspect. Ceiling loft hatch. Light switch, plug sockets. Ceiling lighting. Radiator.

BATHROOM

7'3" x 6'4" (2.23 x 1.95)

Door leading into the bathroom with white ceiling, walls part painted in white with white tiles to the bath area and fitted flooring. Ceiling lighting. Double glazed window to the side aspect. White bath with side panel, chrome effect fittings and shower over the bath. White wc with seat and lid and flush. White sink with chrome effect fittings. Wall mounted chrome effect radiator.

REAR GARDEN

57'4" x 28'4" (17.5 x 8.65)

The rear garden has a sunny aspect with a good sized lawn area and patio area along the back of the lounge room. Garden shed at the end of the garden. Side access leading to gate to the front of the property.

FRONT DRIVEWAY

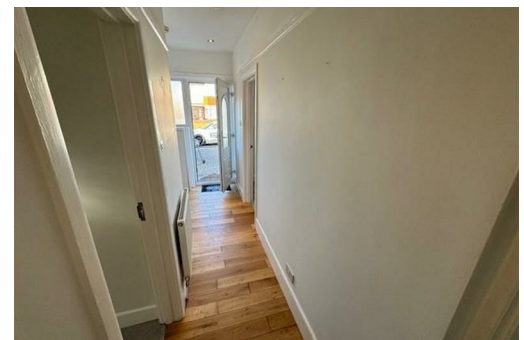
Gravel driveway parking for two cars to the front of the property. Steps leading to the front door and side wooden gate leading to the rear garden.

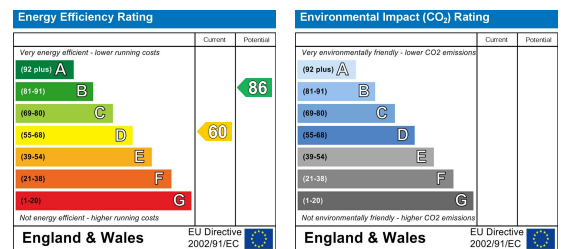
TENURE

The property is FREEHOLD.

Offered with NO FORWARD CHAIN

This property has planning permission in place to remodel the property into either a chalet bungalow or a house.





Consumer Protection from Unfair Trading Regulation

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 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD