



175 Fernside Road, Oakdale, Poole BH15 2EW
Guide Price £425,000 Freehold





**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES WANTED **** Nestled in a convenient spot in Oakdale, this exceptional detached family residence presents a fantastic opportunity. It boasts a delightful entrance hallway, a generous lounge/dining room, a convenient downstairs cloakroom, a contemporary kitchen, a modern bathroom, a master bedroom with an en-suite shower room, and a charming Juliet balcony overlooking the garden, as well as three additional double bedrooms, this home offers ample space for a growing family. Additional features include central heating, double glazing, a private rear garden, a detached garage, abundant off-road parking, and the added advantage of no forward chain.

Entrance Porch:

Entrance Hallway:

Kitchen:

3.01 x 2.31 (9'10" x 7'6")

Lounge/Dining Room:

6.71 x 3.61 (22'0" x 11'10")

Downstairs Cloakroom:

Master Bedroom (Upstairs):

3.65 x 3.58 (11'11" x 11'8")

En-Suite Shower Room:

Bedroom Two (Downstairs):

4.25 x 3.34 (13'11" x 10'11")

Bedroom Three (Downstairs):

3.65 x 3.37 (11'11" x 11'0")

Bedroom Four (Upstairs):

4.29 x 2.93 (14'0" x 9'7")

Family Bathroom (Upstairs):

Garage:

Tenure:

Tenure: Freehold

Postcode: BH15 2EW

EPC: D Expires 2031

Council Tax: C TBC

School Catchment Area:

Please contact the Borough of Poole for current admission information:-school.admissions@bcp.gov.uk

Key Drummond Properties:

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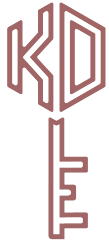
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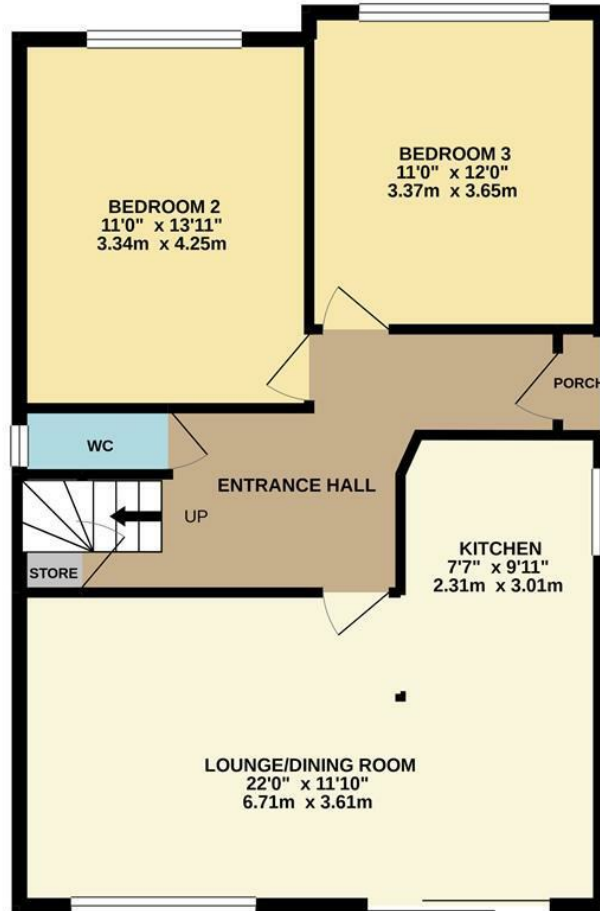
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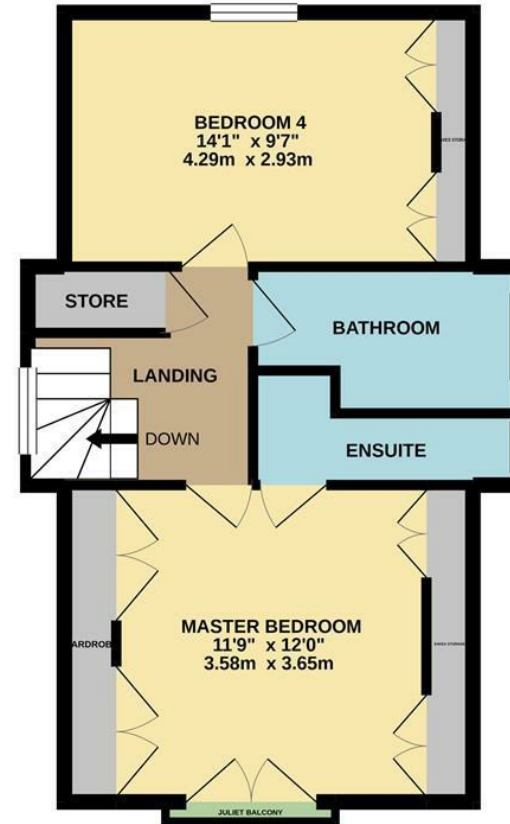
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GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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Key Drummond
Tel: 01202 681113
oakdale@keydrummond.com
www.keydrummond.com

All room dimensions given above are approximate measurements

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(68-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
		64	79