



7 Wellow Gardens, Oakdale, Poole BH15 3RP
Guide Price £375,000 Freehold





**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED **** A charming detached family residence situated in a sought-after cul-de-sac in Oakdale, Poole. This exquisite property features an entrance hallway, downstairs cloakroom, kitchen, generously-sized lounge/dining room, three bedrooms, en-suite shower room in the master bedroom, family bathroom, double glazing, central heating, a low-maintenance garden, driveway, and a detached garage. Viewing is highly recommended.

Entrance Hallway:

Kitchen:

2.84 x 2.26 (9'3" x 7'4")

Lounge/Dining Room:

5.63 x 4.47 (18'5" x 14'7")

Downstairs Cloakroom:

Master Bedroom:

3.98 x 3.02 (13'0" x 9'10")

En-Suite Shower Room:

Bedroom Two:

4.48 x 2.61 (14'8" x 8'6")

Bedroom Three:

3.10 x 2.84 (10'2" x 9'3")

Bathroom:

Garage:

Tenure

Tenure: Freehold

Postcode: BH15 3RP

Service Charge: £400 per year (Covers the maintenance of the road)

EPC: C

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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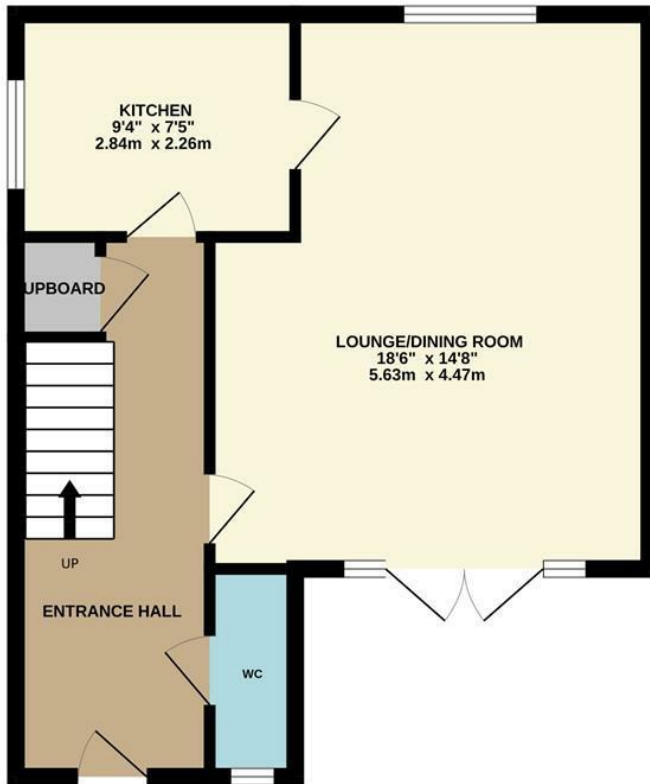
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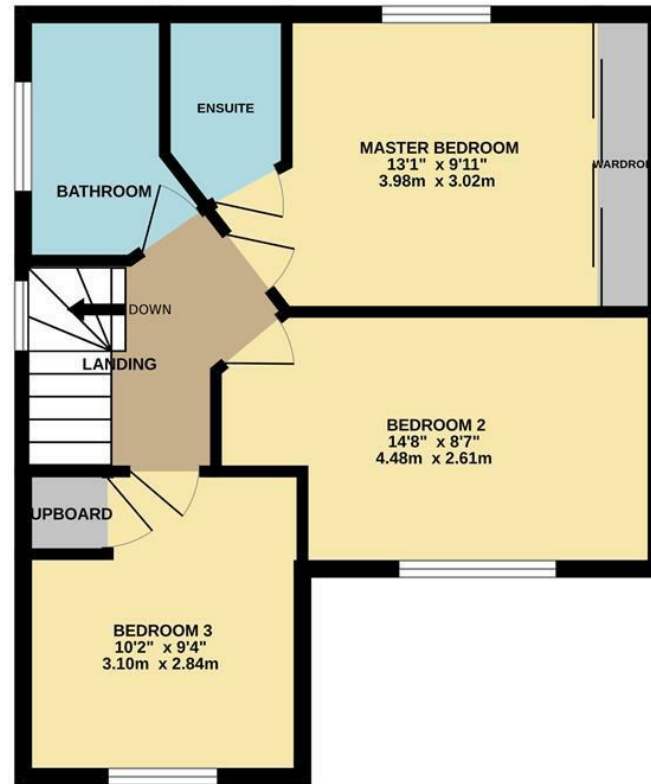
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GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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All room dimensions given above are approximate measurements

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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		76	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			