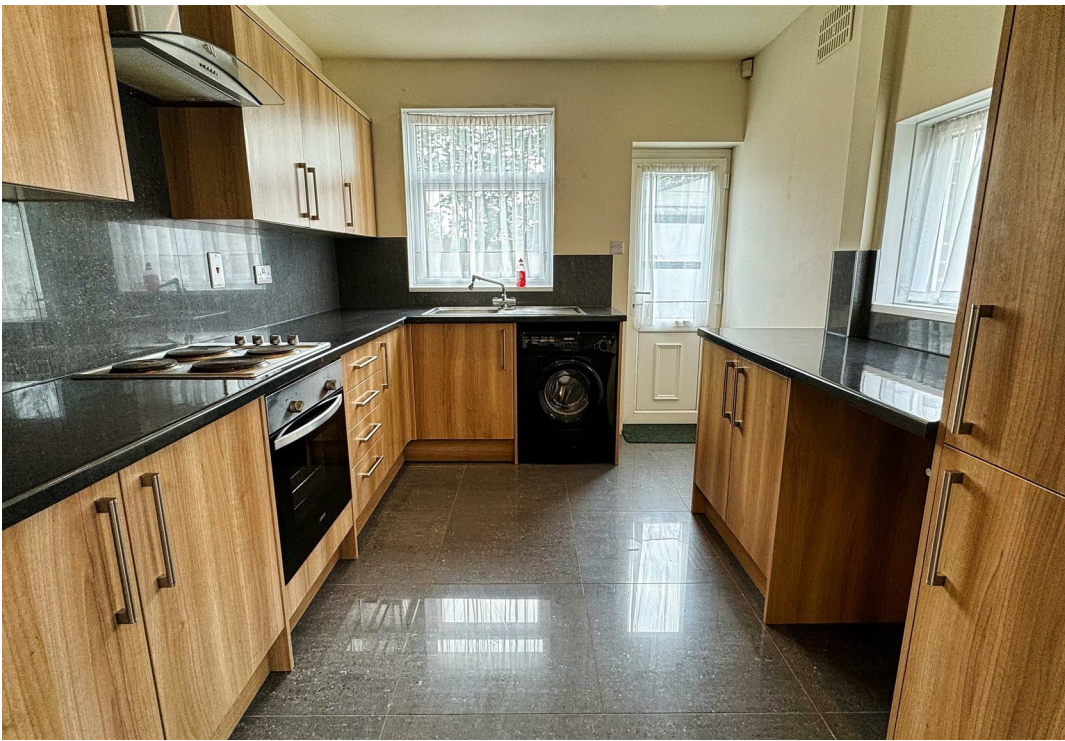




**16 Heath Avenue, Oakdale, Poole BH15 3EJ**  
**Guide Price £375,000 Freehold**





**\*\* SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED \*\*** A generously sized family home situated in the sought-after Oakdale area. This delightful property features three double bedrooms, a contemporary kitchen, a breakfast room, a lounge, a dining room, and a modern bathroom. Additional benefits include double glazing and central heating. Externally, the home boasts a private rear garden, ample off-road parking, and a detached double-length garage. Available for sale with no onward chain

**Entrance Hallway:**

**Kitchen:**

3.45 x 2.73 (11'3" x 8'11")

**Breakfast Room:**

3.62 x 3.62 (11'10" x 11'10")

**Lounge:**

4.25 x 3.45 (13'11" x 11'3")

**Dining Room:**

3.36 x 2.85 (11'0" x 9'4")

**Master Bedroom:**

3.96 x 3.51 (12'11" x 11'6")

**Bedroom Two:**

3.96 x 3.47 (12'11" x 11'4")

**Bedroom Three:**

4.64 x 3.39 (15'2" x 11'1")

**Study:**

3.73 x 3.06 (12'2" x 10'0")

**Bathroom:**

**Garage:**

6.91 x 2.49 (22'8" x 8'2")

**Tenure**

Tenure: Freehold

Postcode: BH15 3EJ

EPC: D

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

**Key Drummond Properties:**

To see our properties before they go on the market please like us on Facebook (Key Drummond Estate Agents), Instagram (keydrummondoakdale), and YouTube (Key Drummond - Oakdale).

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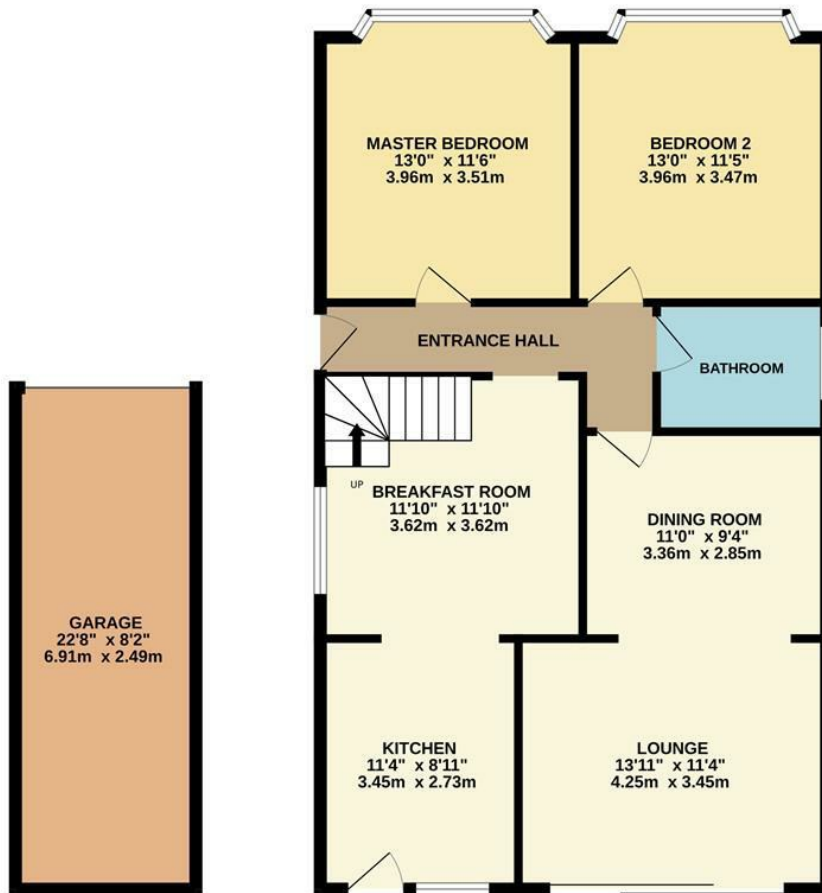
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

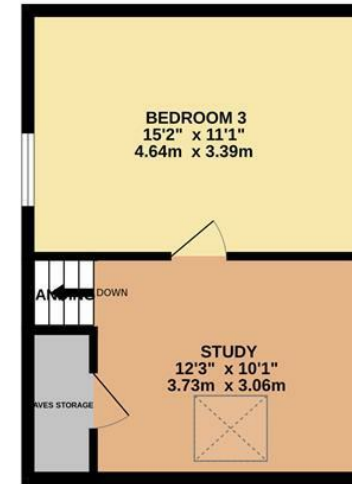
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GROUND FLOOR  
1082 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.5 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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**Key Drummond**  
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www.keydrummond.com

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) <b>A</b>			
(81-91) <b>B</b>			
(68-80) <b>C</b>			<b>81</b>
(55-68) <b>D</b>		<b>57</b>	
(38-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			