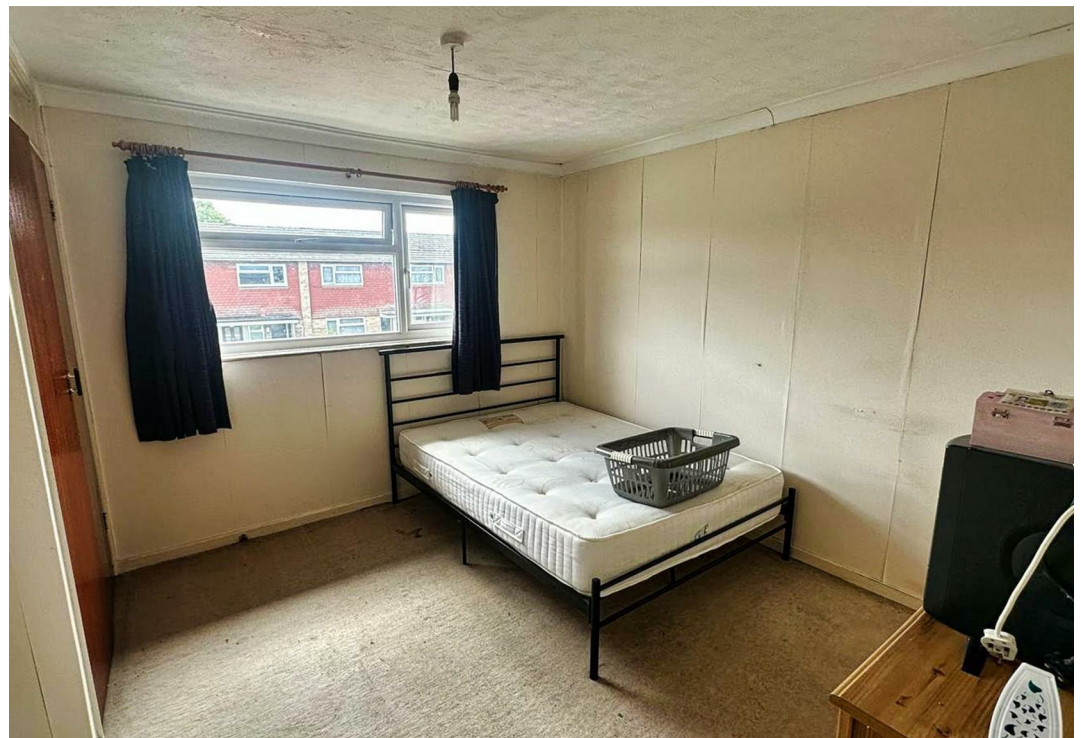




**134 Christopher Crescent, Oakdale, Poole BH15 3HJ**  
**Guide Price £310,000 Freehold**









**\*\* SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED \*\*** A delightful and well-maintained family home at the end of a cul-de-sac in Fleets Bridge, Poole. With convenient access to the Dorset Way and no forward chain, the property features an entrance hallway, kitchen, utility room, three bedrooms, an office, a family bathroom, a downstairs WC, double glazing, central heating, a generously sized garden and off road parking for multiple vehicles.

**Entrance Hallway:**

**Kitchen:**  
4.09 x 2.55 (13'5" x 8'4")

**Utility Room:**  
3.61 x 1.38 (11'10" x 4'6")

**Downstairs Cloakroom:**

**Lounge/Dining Room:**  
6.16 x 3.08 (20'2" x 10'1")

**Master Bedroom:**  
4.5 x 3.12 (14'9" x 10'2")

**Bedroom Two:**  
3.54 x 3.11 (11'7" x 10'2")

**Bedroom Three:**  
3.42 x 2.62 (11'2" x 8'7")

**Bathroom:**

**Office:**

**Important Note:**

Solar Panels: We have been informed that the solar panels are on a 25-year lease that was agreed 13 years ago.

Garage: Though there is a door into a garage from the garden, there is no garage with the property. The garage was previously rented via BCP under a separate agreement.

**Tenure**

Tenure: Freehold

Postcode: BH15 3HJ

EPC: B

Council Tax: B

School Catchment Area: Please contact BCP for current admission information

**Key Drummond Properties:**

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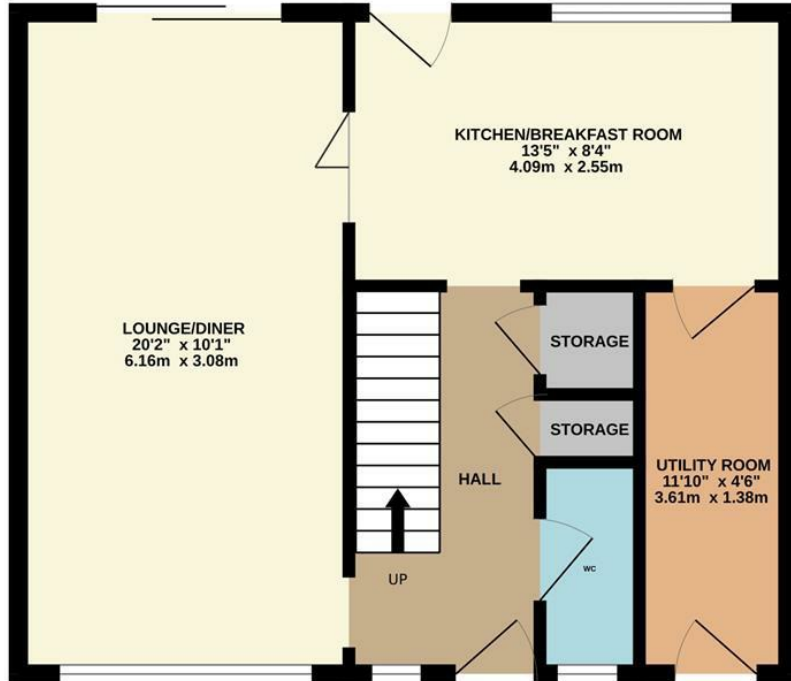
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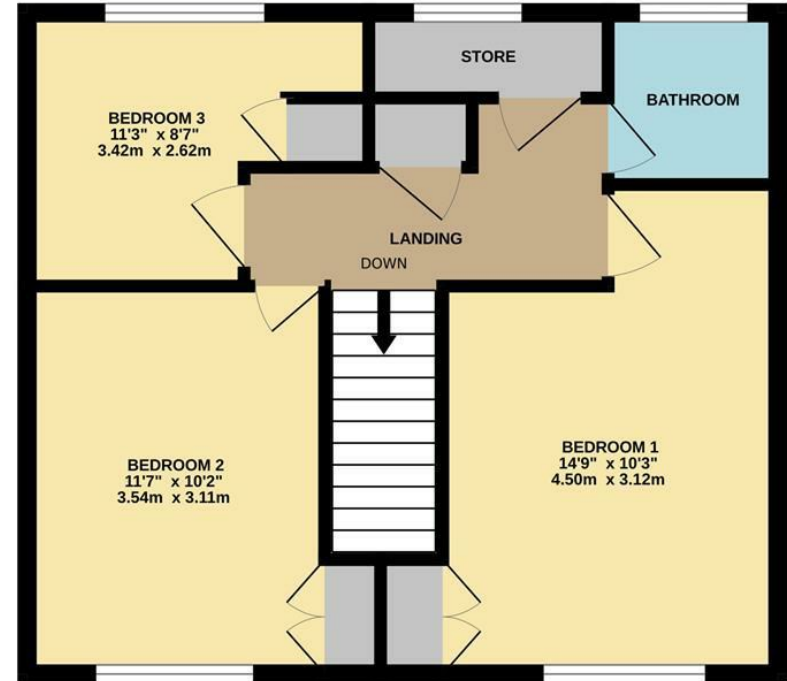
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GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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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>		82	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			