



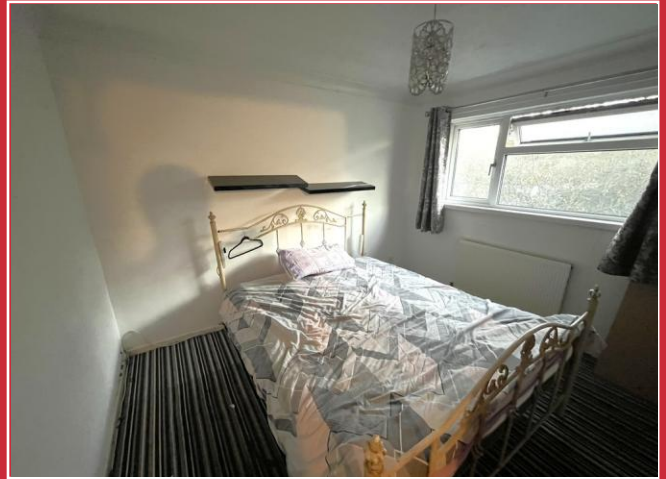
110 Dale Valley Road, Oakdale BH15 3JD

Set within the heart of Oakdale and nicely positioned close to local schools and amenities, lies this four bedroom end of terrace family home. The house requires modernisation throughout, which we feel represents an ideal refurbishment for those wishing to place their own touch on their new home. There is a large sunny southerly aspect rear garden and ample off-road parking to the front.

EPC: 74 Council Tax Band: C Price: £300,000 Freehold

 **4**  **1**  **2**





Key Features

- END OF TERRACE FAMILY HOME REQUIRING MODERNISATION
- ENTRANCE HALLWAY & CLOAKROOM
- LOUNGE LEADING TO DINING AREA
- GENEROUS SIZE KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS
- BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- LARGE SOUTHERLY ASPECT REAR GARDEN
- AMPLE OFF-ROAD PARKING
- NO FORWARD CHAIN

The Property

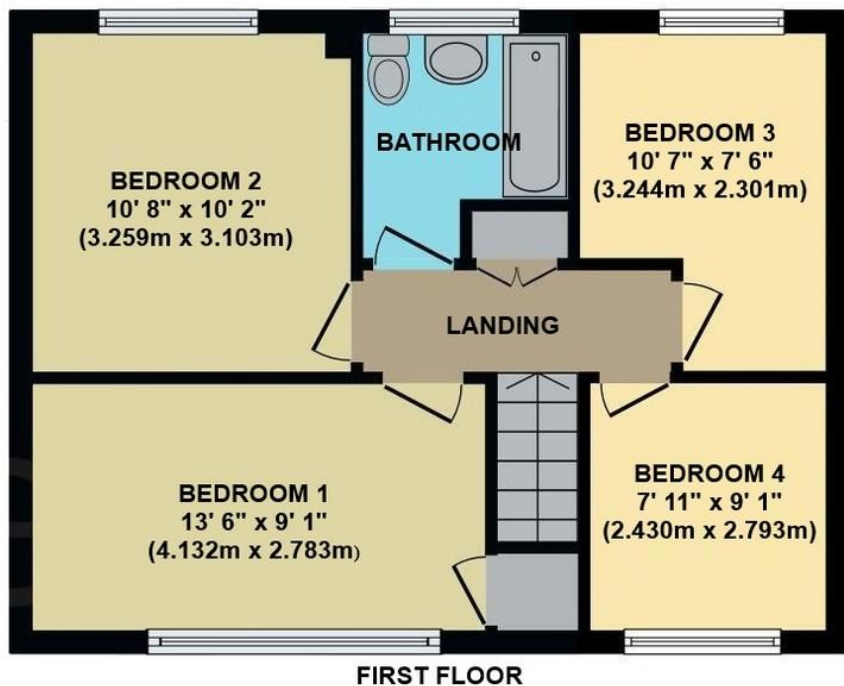
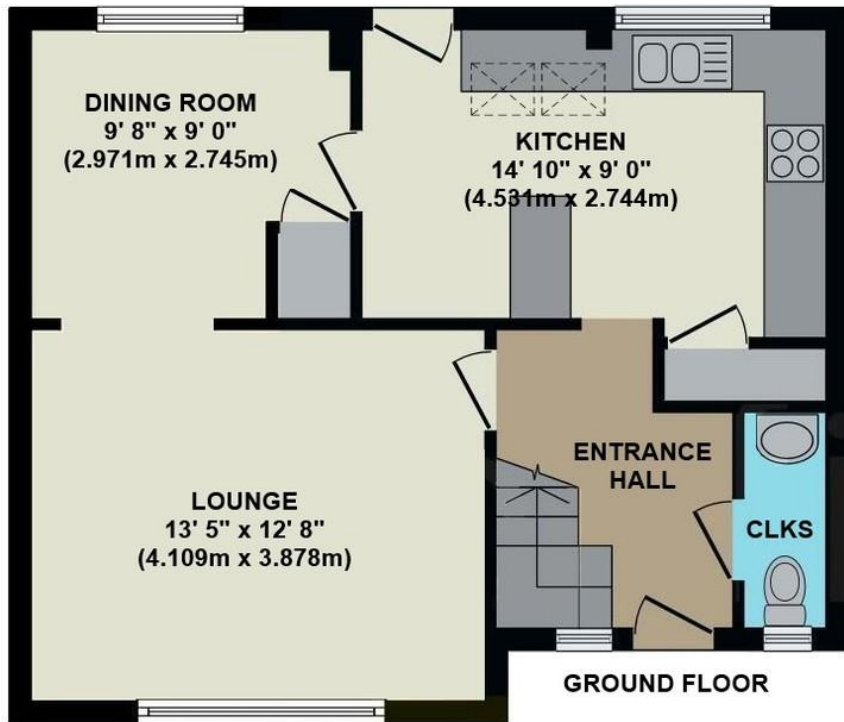
Upon entering the hallway there is a ground floor cloakroom, stairs leading to the first-floor accommodation and doors providing access to the lounge, dining room and kitchen/breakfast room. The roomy lounge benefits from a large double-glazed window to the front and wood effect flooring. This then leads through to the dining area overlooking the rear garden and on to the kitchen/breakfast room. This is a particular feature with its generous size, ample storage cupboards, space for a breakfast bar peninsula.

There is storage located on the landing and first floor accommodation comprises of four bedrooms with the

master located to the front and a family bathroom.

The outside front offers plenty of room for off road parking or potential space for a boat or motor home. The rear garden enjoys a sunny southerly aspect and there is potential here to extend subject to the usual consents. Immediately abutting the property is a patio area and the remainder of the garden is laid to lawn.

Local schools, amenities and excellent bus services are all close by and the town centre, Poole Park and the Quay are only a short drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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