



Dale Valley Road, Oakdale, Poole, BH15 3HY

Asking Price £325,000

- Four Bedrooms
- Kitchen With Separate Utility Room
- Detached Garage
- Gas Central Heating / UPVC Double Glazing
- No forward Chain
- Semi Detached House
- Three Toilets
- Ample Parking / Caravan Space
- Popular Oakdale Location
- Early Viewing Advised!

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FOUR BEDROOM FAMILY HOUSE WITH AMPLE DRIVEWAY AND GARAGE / NO FORWARD CHAIN! >>> Greys Estate Agents are delighted to offer to sale this spacious semi detached house situated in a popular position in Oakdale, Poole. The property comprises: Four bedrooms, good size lounge with separate dining room, utility room, downstairs cloakroom, family shower room / w.c. plus a third separate toilet. Other benefits include UPVC double glazing, gas central heating, low maintenance patio rear garden and a generous driveway proving ample off road parking and room for a caravan. NO FORWARD CHAIN!.



Council Tax Band: C



Entrance Porch

Entrance Hall

Lounge

13'5" x 11'9" (4.1m x 3.6m)

Dining Room

12'9" x 10'2" (3.9m x 3.1m)

Kitchen

15'1" x 7'6" (4.6m x 2.3m)

Utility Room

8'2" x 4'11" (2.5m x 1.5m)

Downtairs Cloakroom

Bedroom One

10'9" x 10'5" (3.3m x 3.2m)

Bedroom Two

10'9" x 9'10" (3.3m x 3.0m)

Bedroom Three

10'2" x 7'2" (3.1m x 2.2m)

Bedroom Four

10'2" x 7'2" (3.1m x 2.2m)

Shower Room / W.C.

7'6" x 5'2" (2.3m x 1.6m)

Further W.C.

Garage

16'0" x 9'10" (4.9m x 3.0m)

Shed 1

9'6" x 6'6",13'1" (2.9m x 2,4m)

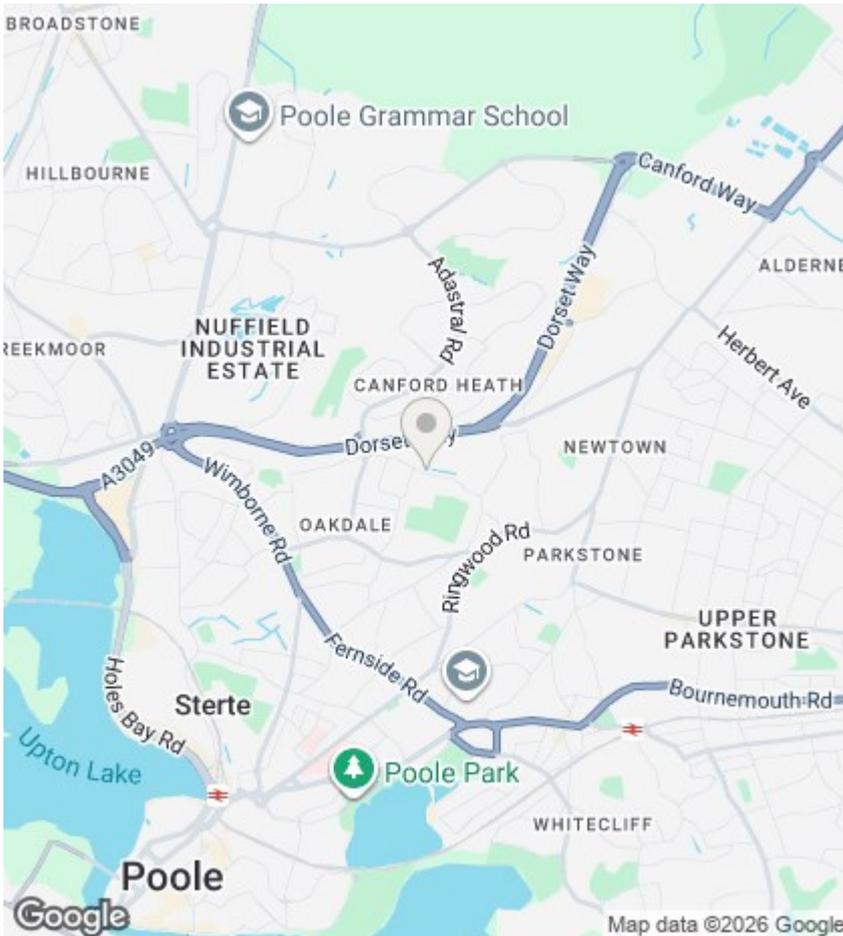
Shed 2

6'6" x 4'11" (2.0m x 1.5m)

Council Tax Band C







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

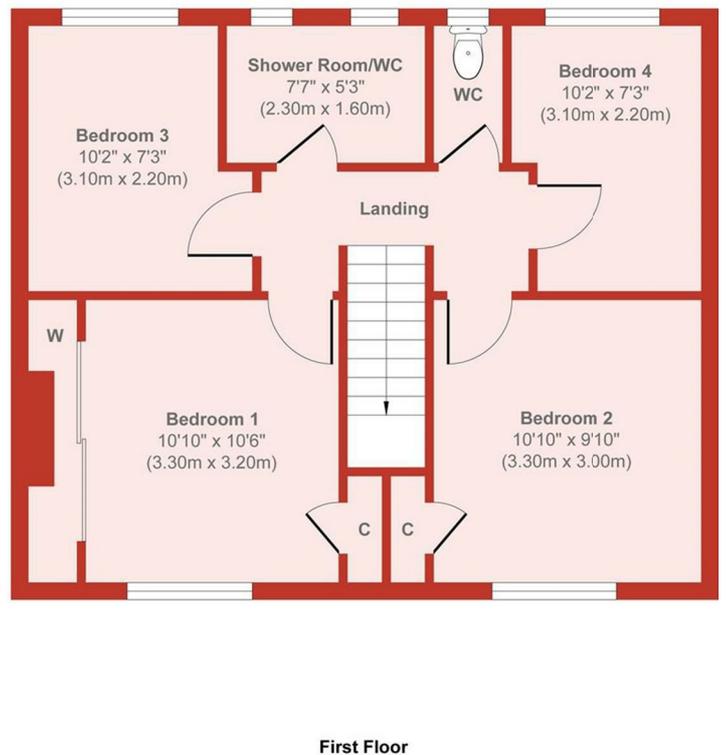
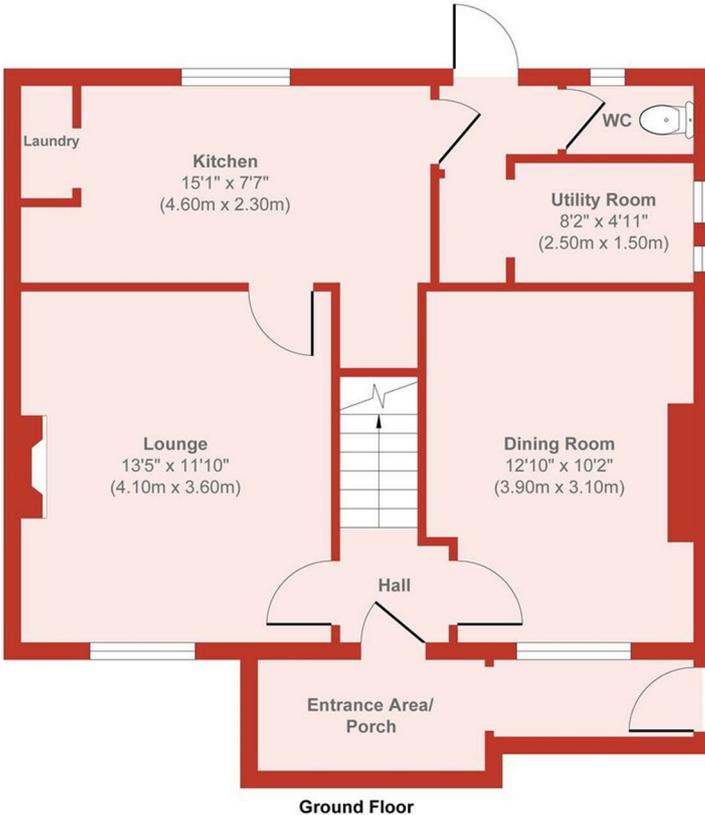
Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1022 sq. ft / 95 sq. m

Produced by Elements Property