



15 Pound Lane, Poole, BH15 3PS

£450,000

- Three Double Bedroom Chalet Bungalow
- Spacious Open Plan Living Space
- Popular Location
- Ideal to Split into Two Dwellings
- Good Size Rear Garden
- No Forward Chain
- Gas Central Heating
- Newly Decorated and Carpeted
- Three Bathrooms

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A versatile and exceptionally SPACIOUS three-double-bedroom detached residence. Situated in a popular residential area, this property offers easy access to local amenities and Poole Town Centre. Just redecorated and nearly carpeted the property would make a fantastic FAMILY home, the unique layout allows for effortless conversion into TWO SELF CONTAINED APARTMENTS. This flexible design is perfect for multi-generational families or buyers seeking a home-and-income opportunity. The ground floor boasts stylish, contemporary open-plan living that flows seamlessly into a good-sized rear garden. NO FORWARD CHAIN.

 3  3  1  C Council Tax Band: C



Property Details

Area

Oakdale is known as a quiet, residential suburb with a relaxed pace of life. It has a strong community feel and is generally considered a safe, comfortable place to live, making it especially attractive for families and older residents.

One of Oakdale's biggest advantages is its proximity to Poole town centre, just a short drive away and excellent transport links provide easy access to Bournemouth, and surrounding areas. The area is home to several well-regarded schools, and has a range of shops, takeaways, pubs, and essential services, meaning residents don't need to travel far for essential daily needs.

Residents benefit from nearby parks, play areas, allotments, and open fields, plus easy access to Dorset's coastline and countryside. This supports an active, outdoor lifestyle.

Description

Accommodation Comprises, covered porch, front door to ENTRANCE HALL, door through to LOUNGE/DINER, a very spacious room with separate living and dining space, sliding patio doors to rear, a contemporary open plan space KITCHEN, range of black granite work surfaces with eye and low level cupboards and drawers for storage, space for various appliances, built in oven and hob, part tiled, window to side and sliding patio doors to CONSERVATORY. tiled floor, radiator, door to rear garden

GROUND FLOOR BATHROOM, corner bath, separate shower cubicle, wash hand basin, heated towel rail, fully tiled.

GROUND FLOOR BEDROOM THREE, double room with bay window to front, range of fitted wardrobes

SHOWER ROOM, off the inner hall, corner shower cubicle, low level w.c. wash hand basin, fully tiled

INNER HALL, boiler cupboard, understairs recess, access to side, can be used as a separate entrance with stairs to first floor landing. Perfect as an OFFICE/STUDY AREA

LANDING, hatch to loft space

BEDROOM ONE, spacious double room, built in wardrobe, eave storage

BEDROOM TWO, spacious double room, Juliette balcony

KITCHEN/STORAGE AREA, range of cupboards, sink, window to side

SHOWER ROOM, walk in shower with glazed screen, vanity wash hand basin, low level w.c. heated towel rail, window, fully tiled,

OUTSIDE - REAR GARDEN, good size mainly laid to lawn with various borders, 2 garden sheds to remain, fully enclosed by timber panel fencing, side access to the

FRONT - providing off road parking

Tenure

Freehold



Area Map



2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88



Views

Views by arrangement only.
Call 01202 88 90 88 to make an appointment.

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	(1-20)
B (81-91)	(21-38)
C (69-80)	(39-54)
D (55-68)	(55-68)
E (39-54)	(71)
F (21-38)	
G (1-20)	

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