



41 Christopher Crescent, Oakdale, Poole BH15 3HQ

A three-bedroom home situated in this established and convenient location, and offered for sale with the benefit of No Forward Chain.

EPC: 72 Council Tax Band: C Price: £300,000 Freehold







Key Features

- NO FORWARD CHAIN
- THREE GOOD SIZE BEDROOMS
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- LOUNGE WITH FRONT & REAR ASPECT
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & LOBBY
- GROUND FLOOR WC
- DRIVEWAY & GOOD SIZE REAR GARDEN
- CLOSE TO AMENITIES

The Property

Situated in an established residential location is this three-bedroom home, being offered for sale with no forward chain. Within close proximity of the property is schooling for all age groups, a supermarket and local shops, with good bus services to the centre of Poole.

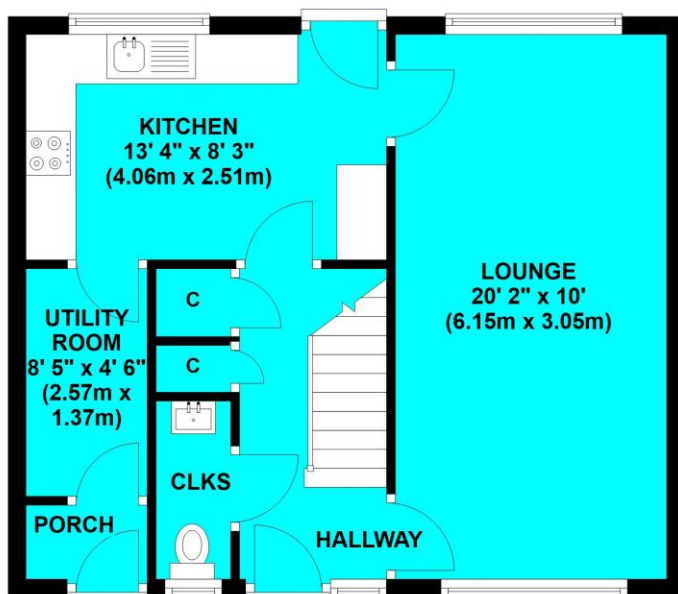
The accommodation comprises of an arched covered entrance porch leading to the reception hall, a good size lounge with windows to the front and rear aspects, a kitchen with space for a dining table and chairs connecting to a utility area, with lobby returning to the front porch. From the hallway there is a cloakroom and stairs leading to the first-floor landing where there are three good size bedrooms,

all with fitted wardrobe. There is a shower room which was originally the bathroom, and a walk-in store room with window which could provide a separate WC or enlarge the existing shower room.

The front garden has been attractively arranged with areas of lawn with borders stocked with a number of specimen plants, and wrought iron double gates lead onto a paved driveway. To the rear of the house there is a paved patio area leading onto an area of lawn, and to the rear of the garden there is a timber shed and aluminium framed greenhouse. The garden is fully enclosed predominantly by timber panelled fencing, and enjoys an attractive treed backdrop.

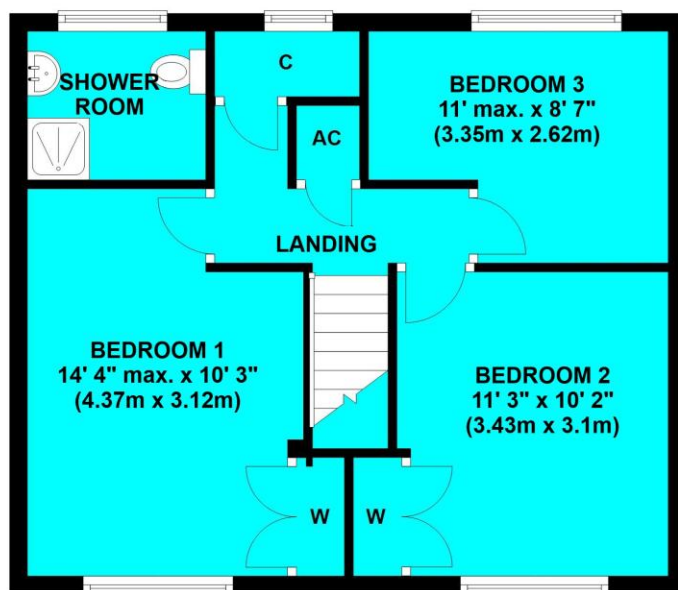
Ground Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 91.9 sq. metres (989.1 sq. feet)



EPC GRAPH

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.

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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