

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985



103 Christopher Crescent, Oakdale, Poole, BH15 3HQ

Poole

Guide Price **£300,000**



103 Christopher Crescent

Poole

This charming terraced family home comes with no forward chain. It sits in a popular residential part of Oakdale, has been refreshed throughout and is ready to move into.

You enter through a welcoming hallway with a handy downstairs WC. The spacious lounge is a comfortable place to relax, and the separate dining room is ideal for family meals and having friends round. The kitchen completes the ground floor and opens towards the rear of the property.

Upstairs there are two double bedrooms and a good-sized single, which would suit a growing family, a nursery or a home office. The family bathroom serves all three rooms.

New carpets and flooring have been fitted throughout, so the house is ready for the next owners to add their own touches straight away. It also has double glazing and central heating.

The rear garden is low maintenance, so you can enjoy the outdoors without much upkeep. A rear gate gives access to off-road parking, and there is also a garage in a nearby block, which is useful for storage or a vehicle.

Oakdale is one of Poole's most popular residential areas. It's a friendly, well-established neighbourhood that appeals to families, first-time buyers and downsizers.

Everyday shopping is easy, with local convenience stores and amenities along the Wimborne Road, and the larger retail offer of Poole town centre and the Dolphin Shopping Centre is just a short drive away. Families have a good choice of primary, middle and secondary schools in and around the area.

Transport links are good, with regular bus services into Poole and Bournemouth, Poole railway station for mainline trains to London Waterloo, and quick road access to the A35 and A350.

For leisure, Poole Park, Poole Quay and the wide sweep of Poole Harbour are all nearby. Upton Country Park and the award-winning beaches at Sandbanks are within easy reach for weekend walks and days by the sea.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

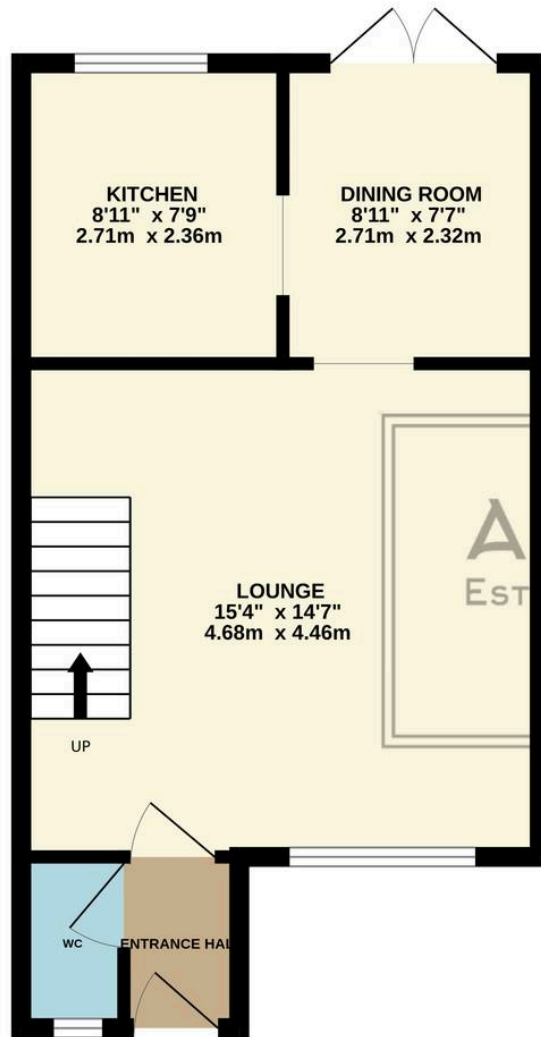




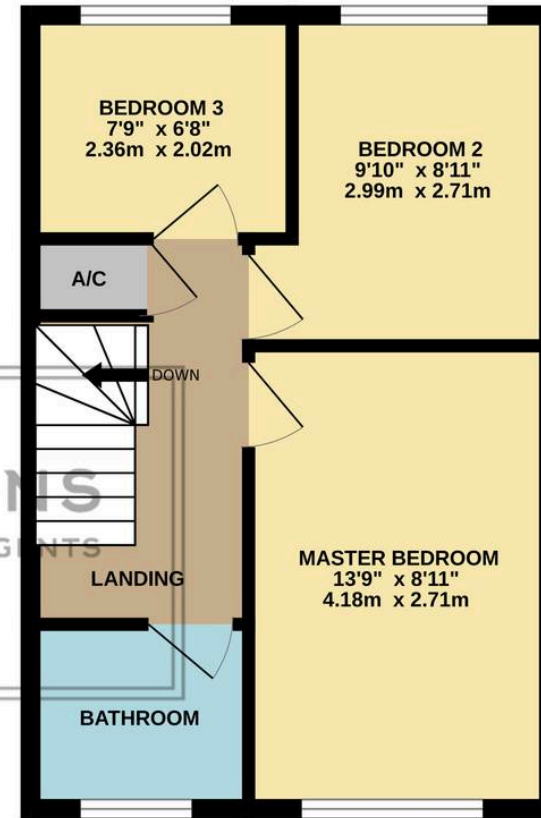




GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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