

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

260 Christopher Crescent, Oakdale, Poole, BH15 3BY

Poole

Guide Price £325,000

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Poole

NO CHAIN - Set in a popular part of Oakdale, this three-bedroom family home is offered with no forward chain and gives a buyer the chance to update and put their own stamp on a well-proportioned house in a sought-after location.

The accommodation opens with an entrance hallway, which leads to a useful downstairs cloakroom. The lounge is the main living space and opens through to a conservatory, which adds a second reception area overlooking the garden. The kitchen completes the ground floor.

Upstairs there are two good-sized double bedrooms and a single bedroom, which would suit a nursery, a child's room or a home office. They are served by a shower room.

Outside, the rear garden has been laid out for low maintenance, which will suit buyers who would rather enjoy their outside space than spend weekends looking after it. A shared driveway leads to a garage, which provides parking and storage.

The property would benefit from some refurbishment, and the price reflects this. That makes it a good opportunity for a family looking to add value, or for anyone wanting a home in Oakdale they can modernise to their own taste. Because there is no onward chain, the purchase can move at the buyer's pace.

Oakdale is one of Poole's most established residential neighbourhoods, popular with families and first-time buyers for its friendly community feel and practical location.

Local shops, convenience stores and everyday services are close at hand, and Poole town centre is a short drive away. The town centre has the Dolphin Shopping Centre, the quay and a wide choice of restaurants.

The area has a good selection of primary and secondary schools nearby. Regular bus routes connect Oakdale with Poole and Bournemouth.

Poole railway station gives direct services towards London Waterloo, and the A35 and A349 make it straightforward to reach the wider Dorset road network. For time outdoors, Poole Park, Upton Country Park and the shores of Poole Harbour are all within easy reach.

The beaches at Sandbanks and along the Poole and Bournemouth coastline are a short drive away.

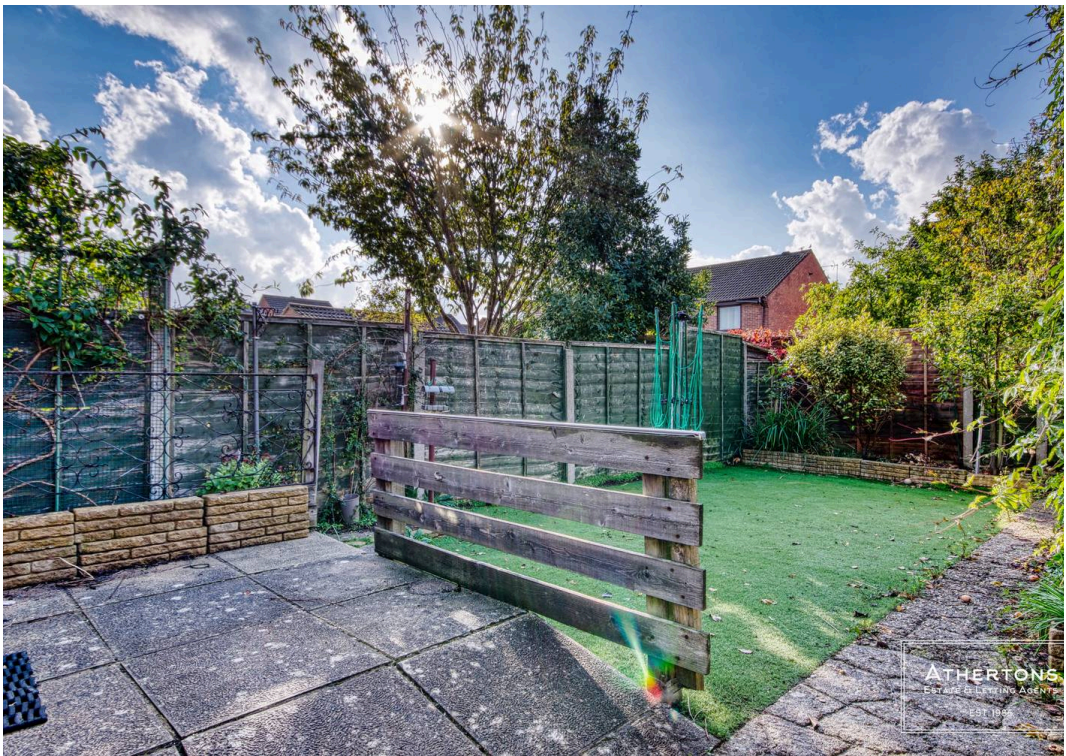
Council Tax band: C

Tenure: Freehold

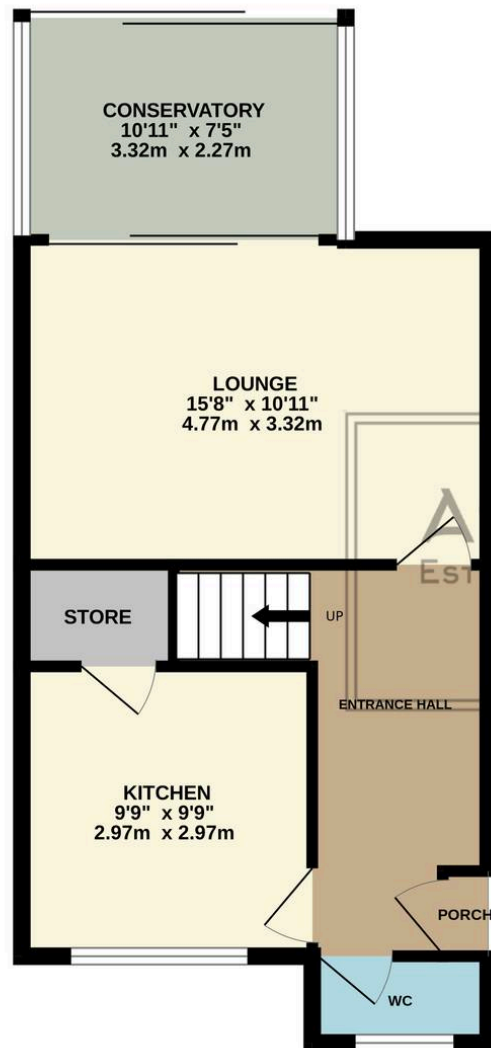




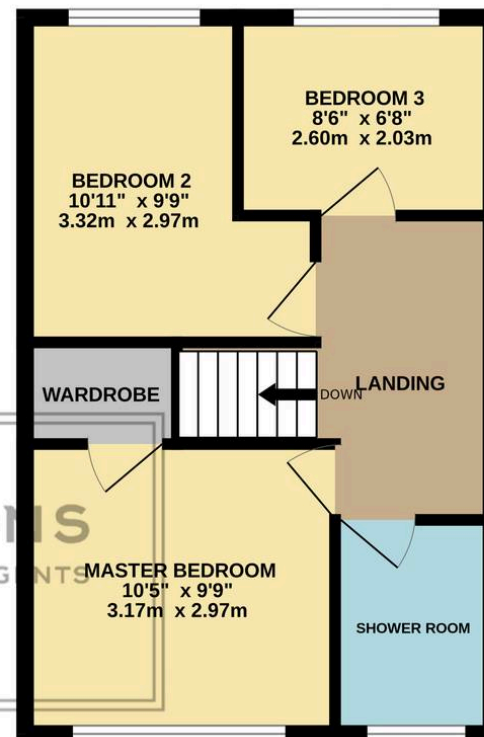




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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