



Brampton Road, Oakdale BH15 3RF

Situated within a popular residential road with similar properties around lies this generous size detached bungalow. There is well proportioned living accommodation on offer to include a 21ft approx. lounge/dining room, a 15ft approx. kitchen/breakfast room and three double bedrooms. The property requires general updating and there is a long driveway plus a detached garage.

EPC: TBC **Council Tax Band:** C **Price:** £350,000 Freehold







Key Features

- GENEROUS SIZE DETACHED BUNGALOW REQUIRING UPDATING
- GOOD SIZE ENTRANCE HALLWAY & CLOAKROOM
- 21ft APPROX. LOUNGE/DINING ROOM
- 15ft APPROX. KITCHEN/BREAKFAST ROOM
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- FRONT & REAR GARDENS
- DRIVEWAY & DETACHED GARAGE
- POPULAR & CONVENIENT LOCATION

The Property

Upon entering you are greeted by a good size L-shaped entrance hallway with a cloakroom and doors then lead off to all principle rooms. To the front there is a sunny aspect generous size lounge/dining room, there is also a spacious kitchen/breakfast room and the three double bedrooms and shower room complete the accommodation.

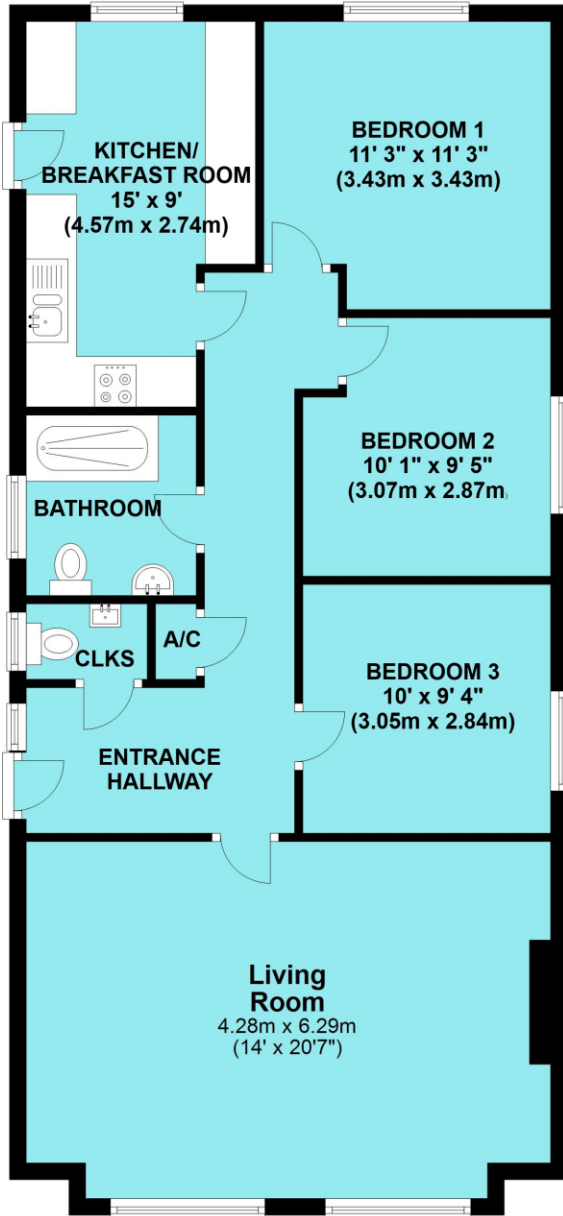
There is UPVC double glazing and gas fired central heating with the property requiring some general updating which gives potential purchasers the opportunity to turn the bungalow into a modern family home.

To the front there is a garden area with a long driveway providing off road parking leading to a detached garage with power/light and there is potential here to utilise the front space for a caravan or motorhome. The rear garden has patio and lawned areas enclosed with a combination of white washed brick wall and closed boarded fencing.

The bungalow is situated close to local amenities, schools and public transport with the town centre a short drive away.

Ground Floor

Approx. 88.0 sq. metres (947.1 sq. feet)



Total area: approx. 88.0 sq. metres (947.1 sq. feet)

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 or omission or 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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