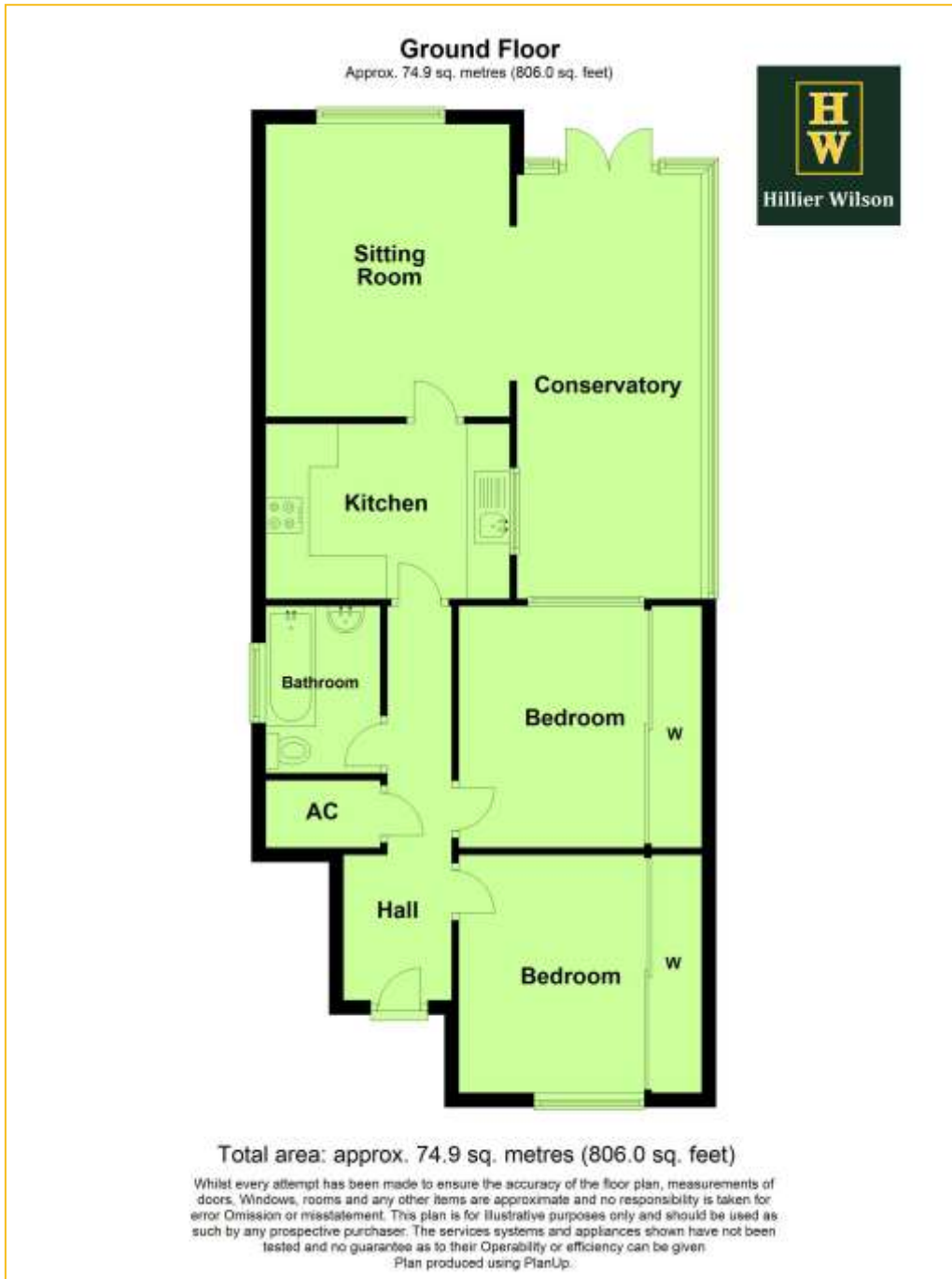


23a Moor View Road
Oakdale
Poole BH15 3LS

Price **£240,000** Leasehold



A WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT BENEFITTING FROM PARKING, PRIVATE REAR GARDEN AND NO FORWARD CHAIN. IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT.



- * **HALLWAY 18' X 4' 9" (5.48m x 1.49m)**

- * **KITCHEN 11' 1" X 8' 2" (3.38m x 2.49m)**

- * **SITTING ROOM 13' 6" X 11' 1" (4.14m x 3.38m)**

- * **CONSERVATORY 19' 5" X 8' 5" (5.94m x 2.59m)**

- * **BEDROOM ONE 10' 9" X 9' 1" TO WARDROBE FRONT (3.32m x 2.77m)**

- * **BEDROOM TWO 11' 1" TO WARDROBE FRONT X 8' 7" (3.38m x 2.65m)**
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- * **FAMILY BATHROOM 7' 7" X 5' 2" (2.34m x 1.58m)**

- * **OFF ROAD PARKING**

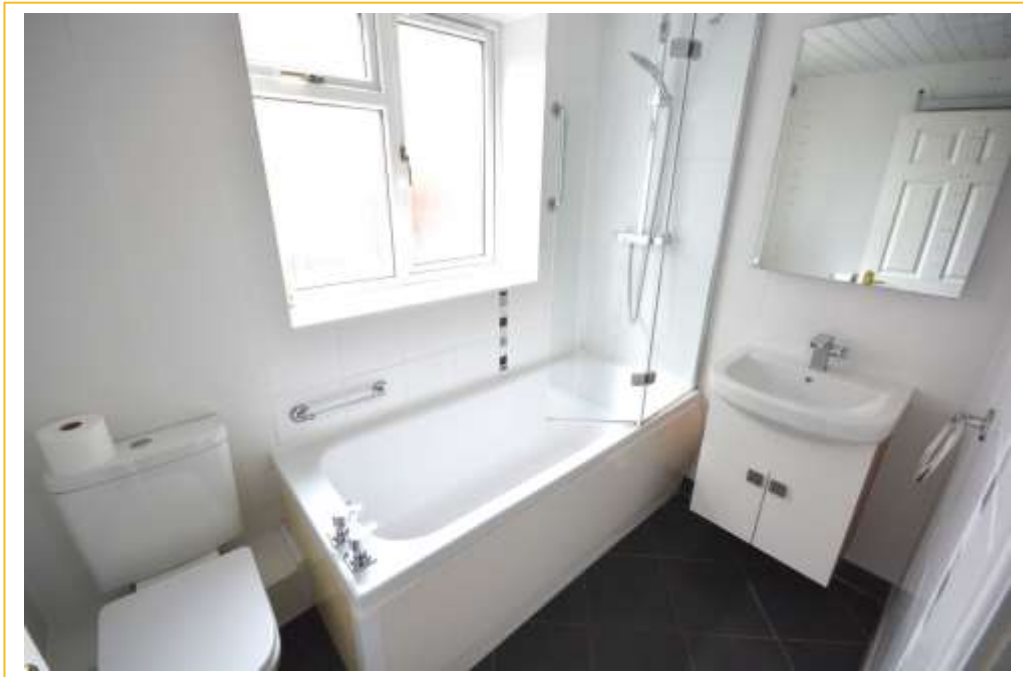
- * **PRIVATE REAR GARDEN**

- * **UPVC DOUBLE GLAZED**

- * **GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Via the timber front door with spyhole gives access into the entrance hallway which has a useful storage cupboard having space for tumble dryer, housing the boiler and benefitting from shelving. The modern fitted kitchen has window to side aspect, range of wall and floor mounted cupboards with solid wood doors, underlighting to wall cupboards, roll top working surfaces, part tiled walls, nest of three drawers, one and a quarter single sink with drainer and mixer tap, space for dishwasher, washing machine and tall fridge/freezer and integrated four ring ceramic hob with extractor fan over. The light and airy sitting room has window to rear aspect with pleasant views over the garden, wood effect flooring, TV point and an archway leading through to the spacious conservatory which has wood effect flooring and double opening doors leading out to the rear garden.

Bedroom one has window to front aspect and benefits from fitted wardrobes with power sockets and sliding doors. Bedroom two has window to rear aspect and benefits from fitted wardrobes with power sockets, lights and space for TV plus sliding mirrored doors. The family bathroom has frosted window to side aspect, fully tiled walls and flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with hot and cold tap and 'Bristan' shower.

To the front of the property is a driveway providing off road parking. One of the main features is the secluded and low maintenance rear garden which has a patio running adjacent to the property providing seating area in turn leading to the remainder of the garden which is laid to shingle with hard stand for timber shed, all of which are bound by timber fence borders. Via a timber gate there is access down the side in turn leading to the front.





DIRECTIONS:

From Darby's Corner roundabout take the B3074 towards Canford Heath and at the second roundabout turn right onto Adastral Road. At the next roundabout turn left and immediately right into Dale Valley Road and Moor View Road is the third turning on the right hand side.

COUNCIL TAX: Band B. BCP (Poole) Council.

ENERGY EFFICIENCY RATING: C.

LEASE: We have been advised there are 106 Years remaining.

MAINTENANCE: As and when required. The Freeholder also owns the first floor flat.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1812