

**38 Palmer Road, Oakdale Poole,  
BH15 3AR**

**£335,000  
Freehold**



**A very well presented, two double bedroom, two reception room character home situated in this established location and benefitting from a garage and a large rear garden enjoying a sunny southerly aspect. The house benefits from gas fired heating with radiators and UPVC double glazed windows with UPVC fascias. To the ground floor there are two separate reception rooms and a kitchen overlooking the rear garden and to the first floor two double bedrooms with a good size bathroom. The property is situated within a level walk to schooling and many local amenities and excellent bus routes to Poole and Bournemouth. As with neighbouring properties, the property offers great potential to extend subject to the usual planning permissions.**



**ENTRANCE CANOPY** With outside light leads to:

**ENTRANCE PORCH** UPVC double glazed window, glazed door leads to:

**ENTRANCE HALL** Archway to:

**DINING ROOM** 13' max. x 11' (3.96m x 3.35m) Coved ceiling, bay window to front aspect, telephone connection point, wood effect laminate flooring, running across the length of the room is a range of contemporary display shelving, light dimmer control switch

**ARCHWAY FROM THE HALLWAY** Leads to:

**LOUNGE** 13' 10" x 10' 10" (4.22m x 3.3m) Coved smooth plastered ceiling with two windows to the side aspect, a continuation of the wood effect laminate flooring, radiator, space suitable for TV with electric fire below and floor to ceiling display shelving, archway to downstairs storage area with light, archway to:

**KITCHEN** 10' 10" x 8' 1" (3.3m x 2.46m) A range of grey Shaker style units comprising of single bowl single drainer stainless steel sink unit with centre mixer tap with adjacent marble effect worktop surfaces with a range of drawers and base storage cupboards below and shelving above, four ring electric hob, integrated electric oven with cupboard above and below, space and plumbing available for an automatic washing machine, space suitable for an upright fridge/freezer, two windows overlooking the rear garden, partly tiled walls, ceramic tiled floor, wall mounted Worcester Bosch boiler (approximately 12 months old) serving the heating and domestic hot water supply and door to driveway

**STAIRCASE FROM THE ENTRANCE HALL** Leads to:

**FIRST FLOOR LANDING** Coved smooth plastered ceiling, loft hatch with sliding ladder gives access to roof space

**BEDROOM 1** 13' 6" max. x 11' (4.11m x 3.35m) Coved ceiling, bay window to front aspect, radiator, varnished floorboards and an archway leads to an area of storage and a window to side aspect with wall light

**BEDROOM 2** 10' 11" x 7' 3" min. (3.33m x 2.21m) Coved smooth plastered ceiling, radiator, varnished floorboards, airing cupboard housing the hot water cylinder with slatted shelving above, window to rear aspect enjoying views over the garden to Poole beyond across playing fields

**BATHROOM** White suite comprising of panel enclosed bath with Victorian style centre mixer tap and a wall mounted shower attachment, pedestal wash hand basin and WC, coved smooth plastered ceilings, fully tiled walls, radiator, window





**OUTSIDE - FRONT** To the front of the property double wrought iron gates with brick pillars open to a long paved driveway there are then raised Purbeck stone borders stocked with a number of specimen plants and shrubs. The garden is enclosed to the front and side boundaries by walling. A picket style fence with gate gives access to a further area of parking to the side of the house and leads to the **DETACHED SINGLE GARAGE** fitted with an up and over door. The garage has power and light available, UPVC windows to the rear aspect and a UPVC side door.

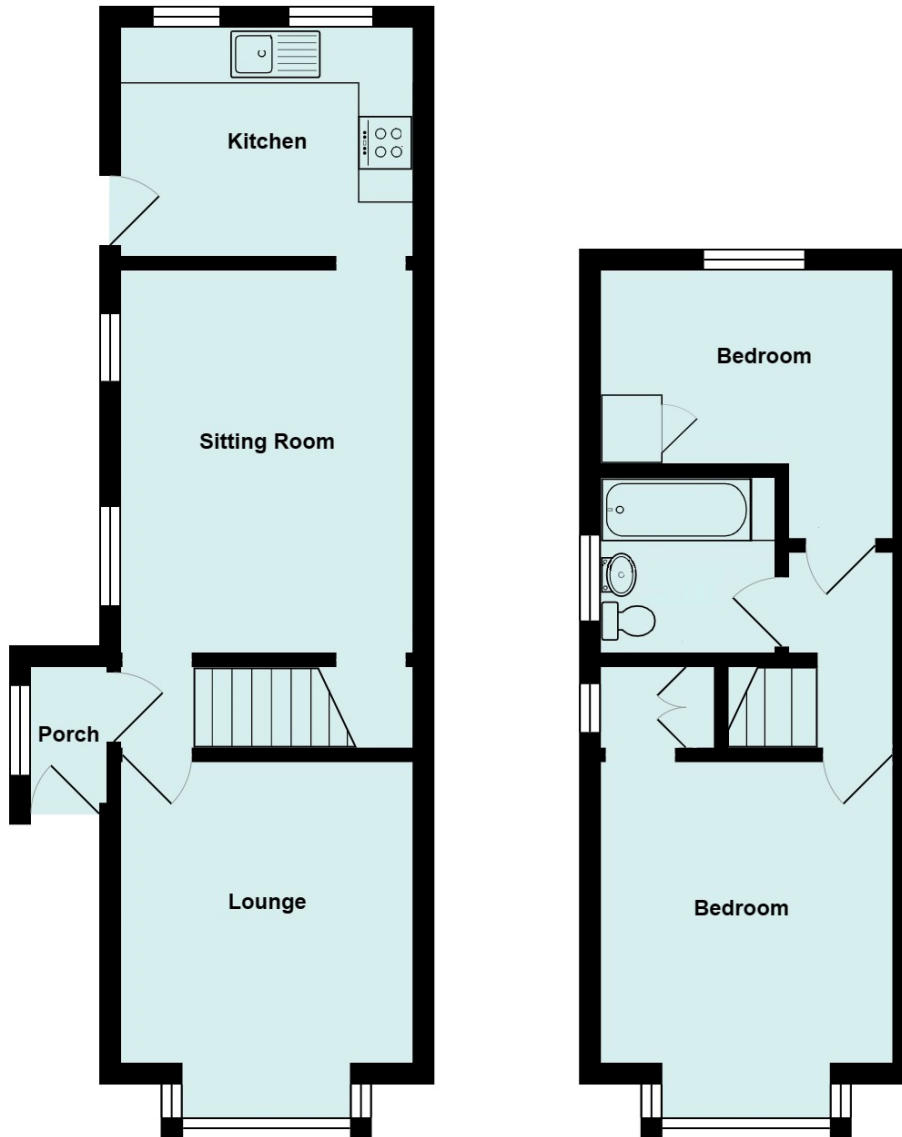
**OUTSIDE - REAR** Directly to the rear of the house there is a raised paved patio area with covered pergola and outside water tap, a wrought iron gate with balustrading then leads down to the main section of the garden which for ease of maintenance has been laid to pea gravel and punctuated by planting and an ornamental fishpond with fountain. To both side boundaries there are established hedgerows and a Purbeck stone pathway meanders through the garden to a further section of patio and to the back of the garden where there is a timber shed and covered store.

**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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. **Ref: 15550**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 68.0 m<sup>2</sup> ... 732 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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