



2 Studland Cottages, Dorchester Road, Lytchett Minster, Poole, BH16 6JF

Asking Price £399,950

- Characterful Semi-Detached Home
- Enormous Potential
- Generous Plot
- Requiring Modernisation
- Walking Distance of Favoured Schooling
- Three Bedrooms
- Positioned Opposite Fields
- Off-Road Parking
- Two Reception Room
- No Forward Chain!

Dorchester Road, Poole BH16 6JF

Studland Cottages represents a thoroughly unique opportunity to acquire a characterful family home on an incredibly generous plot within walking distance of favoured schooling and amenities.



Council Tax Band: D



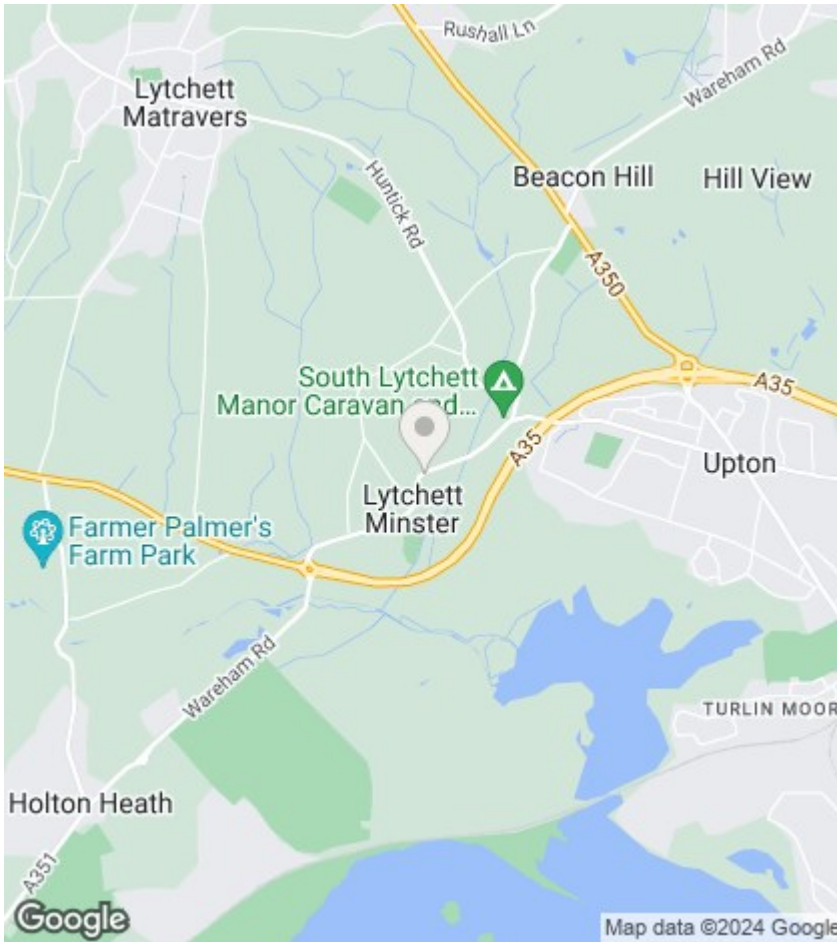
Studland Cottages

Now requiring a level of updating throughout, the accommodation briefly comprises three bedrooms, living room, dining room, kitchen, conservatory and downstairs bathroom.

The plot that this home is situated upon is incredibly generous and complements the internal space on offer very well. Whether it is used as a well established garden; or is opened up to allow for further parking or extension to the existing dwelling, its possibilities only enhance the desirability of this fantastic home. Further benefits include majority UPVC double glazed sash windows, a recent re-wire, a useful outbuilding and off-road parking.

Lytchett Minster is a very sought after village that offers easy access to both Poole & Wareham via the A35. Favoured local schooling and two well regarded pubs and all a short walk away too. The property is positioned opposite sprawling fields, views over these are available from bedroom one's dual aspect.

Early viewing is encouraged in order to appreciate the tremendous potential of this home. To arrange, or for more information, please call our Upton Branch to arrange.



Directions

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F		11	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Studland Cottages, Lytchett Minster



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