



## Laurel Cottage Middle Road, Lytchett Matravers, Poole, Dorset, BH16

CU1

Asking Price **£550,000**

- Three Double Bedrooms
- Views Toward the Purbecks
- Ample Off-Road Parking
- Flexible Living Accommodation
- UPVC Double Glazing
- Semi-Detached Character Cottage
- Quiet Village Location
- Detached Garage
- Gas Central Heating
- Internal Viewing Encouraged!

# Laurel Cottage Middle Road, Poole BH16 6HJ

Laurel Cottage is a family home that offers versatile accommodation complemented by a wealth of characterful features. Situated on an elevated plot that enjoys far reaching views toward the Purbecks.



Council Tax Band: E



### Laurel Cottage

Briefly, the property comprises: three double bedrooms, living room with feature wood burner, second reception room, study, conservatory (ideal for a bright dining space), kitchen, family bathroom and separate toilet.

The rear garden is a lovely private space and its borders support a variety of established plants & shrubbery. Further benefits include gas central heating, UPVC double glazing, ample off-road parking and a detached garage.

Lytchett Matravers is a well serviced village approximately five miles west of Poole with desirable local schooling, a variety of shops, doctors surgery, pharmacy and library.

To arrange a viewing, or for more information, please call our Upton office at your earliest convenience!

### Living Room

12'08" x 11'10" (3.86m x 3.61m )

### Second Reception

12'10" x 11'08" (3.91m x 3.56m )

### Kitchen

18'10" x 5'05" (5.74m x 1.65m)

### Conservatory

16'10" max x 14'10" max (5.13m max x 4.52m max)

### Study

9'10" x 7'10" (3.00m x 2.39m)

### Bedroom One

12'10" x 9'03" (3.91m x 2.82m)

### Bedroom Two

11'103" x 9'11" (3.35m x 3.02m )

### Bedroom Three

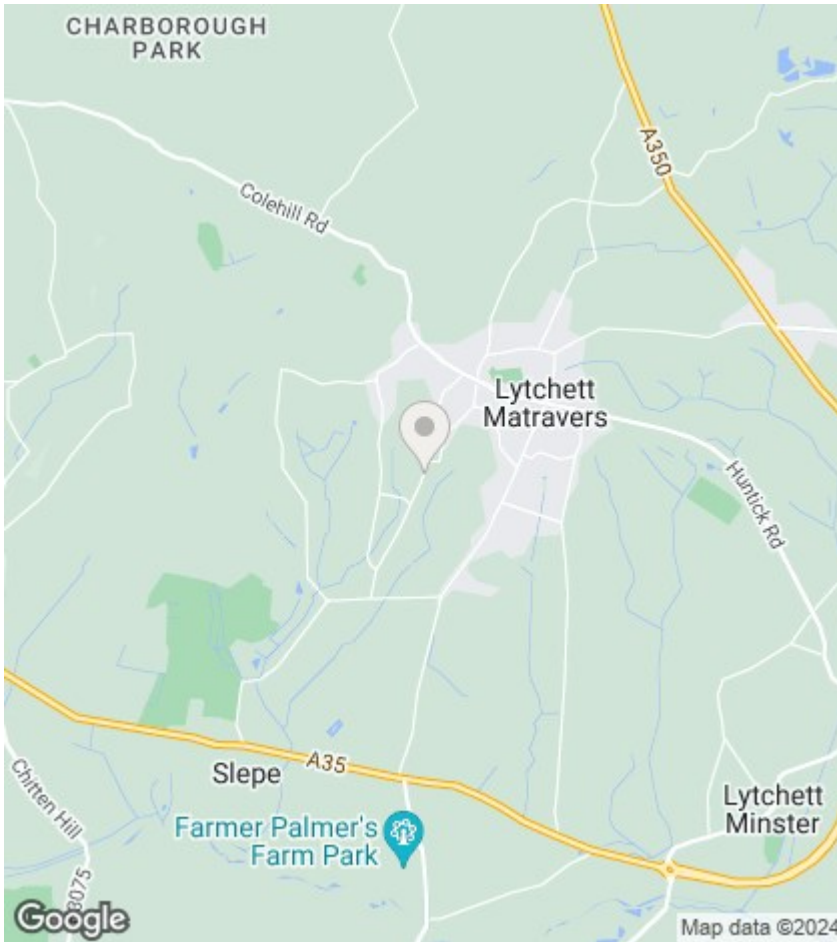
10'01" x 8'00" (3.07m x 2.44m )

### Bathroom

8'10" x 5'08" (2.69m x 1.73m )







## Directions

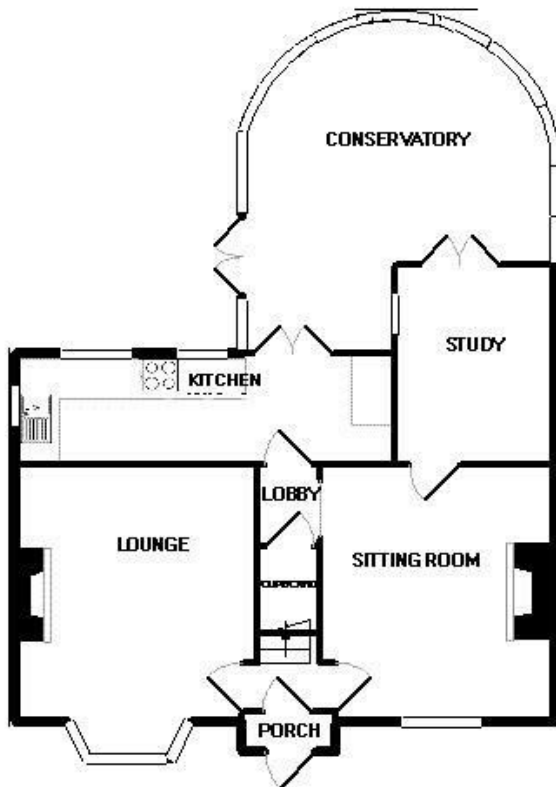
## Viewings

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

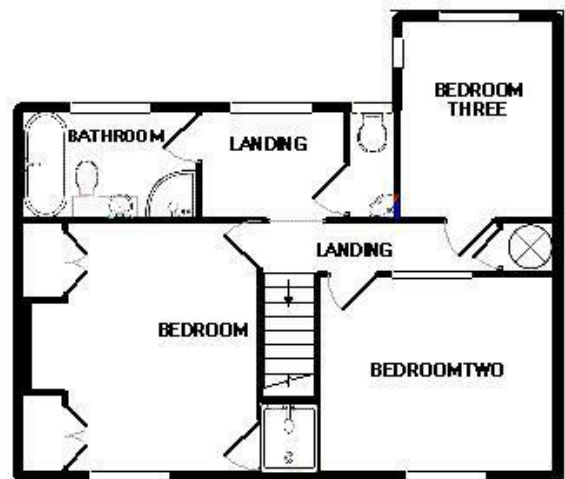
## EPC Rating:

D

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 740 SQ.FT.  
(68.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)