



65 The Spinney, Lytchett Matravers, Poole, BH16 6AT

**Asking Price £309,950**

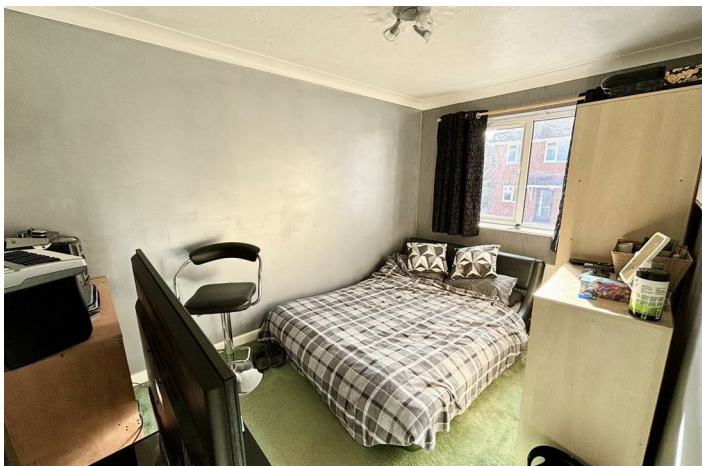
- Three Bedrooms
- Lounge/Dining Room
- Garage with Electric Door
- Walking Distance to Favoured Schooling
- Gas Central Heating
- End of Terrace House
- Off-Road Parking
- Downstairs Toilet
- Low Maintenance Rear Garden
- UPVC Double Glazing

# 65 The Spinney, Poole BH16 6AT

An end of terrace family home with garage & driveway set within a 'no-through' road that's just a short walk from open green space and favoured schooling.



Council Tax Band: C



### The Spinney

The accommodation comprises three bedrooms, lounge/dining room with easy access to the rear garden, separate kitchen, family bathroom and downstairs toilet.

Further benefits include off-road parking, garage with electric roller door, rear garden with raised decking area, gas central heating and UPVC double glazing.

We encourage internal viewing at your earliest opportunity to avoid disappointment - to arrange, or for further information, please call our Upton office.

#### Kitchen

9'09" x 7'09" (2.97m x 2.36m )

#### Lounge/Dining Room

19'07" x 14'06" (5.97m x 4.42m )

#### Downstairs Toilet

#### Bedroom One

12'02" x 10'00" (3.71m x 3.05m )

#### Bedroom Two

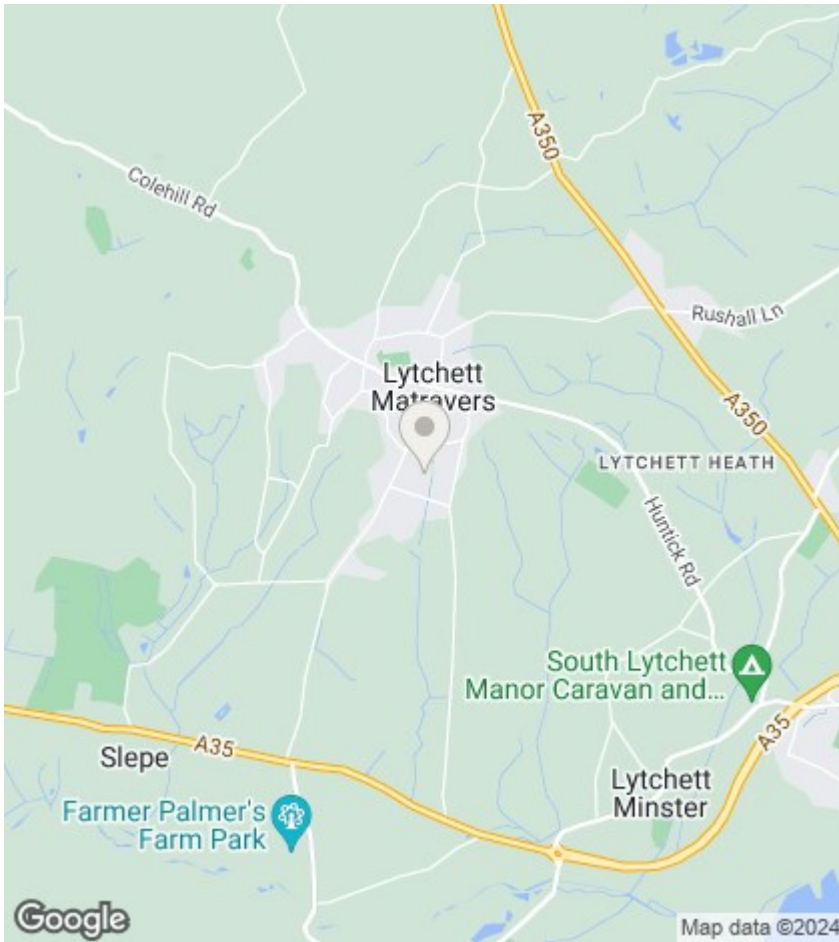
11'09" x 7'10" (3.58m x 2.39m )

#### Bedroom Three

8'10" x 6'03" (2.69m x 1.91m)

#### Bathroom

7'00" x 5'05" (2.13m x 1.65m )



## Directions

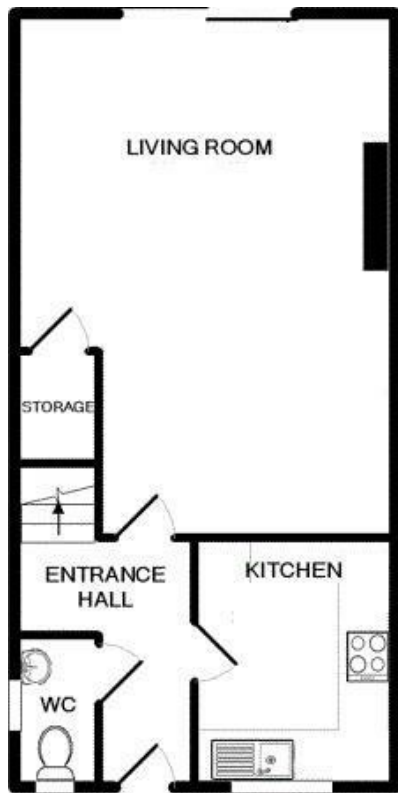
## Viewings

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

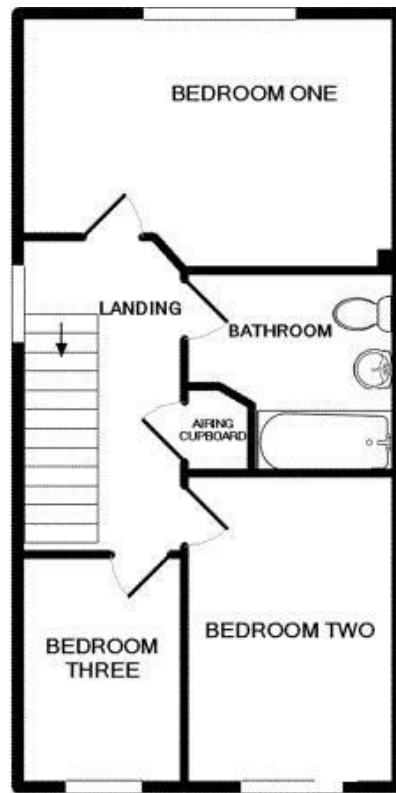
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(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	



GROUND FLOOR



1ST FLOOR