



21 Prospect Road, Lytchett Matravers, Poole, Dorset, BH16 6ED

**Asking Price £300,000**

- Four Bedrooms
- Off-Road Parking
- Spacious Throughout
- Downstairs Toilet
- UPVC Double Glazing
- Terraced House
- Sizeable Garden
- Two Reception Rooms
- Brick-Built Shed
- No Forward Chain!



# 21 Prospect Road, Poole BH16 6ED

NO FORWARD CHAIN! A sizeable, terraced house that requires a level of modernisation. Situated in a 'no-through road' within walking distance of favoured schooling and recreational areas.



Council Tax Band: C



### Prospect Road

The spacious accommodation comprises four bedrooms, living room, dining room, kitchen, family bathroom, downstairs toilet and entrance porch.

Further benefits include off-road parking, a sizeable rear garden, brick-built shed, UPVC double glazing and a position close to favoured local amenities.

The property is offered for sale with no forward chain and internal viewing is encouraged at your earliest convenience! To arrange a viewing, or for more information, please call our Upton branch.

### Living Room

20'05" x 10'00" (6.22m x 3.05m )

### Kitchen

12'03" x 7'11" (3.73m x 2.41m )

### Dining Room

11'11" x 9'05" (3.63m x 2.87m )

### Downstairs Toilet

4'05" x 2'07" (1.35m x 0.79m )

### Bedroom One

13'05" x 10'09" (4.09m x 3.28m )

### Bedroom Two

12'09" x 11'11" (3.89m x 3.63m )

### Bedroom Three

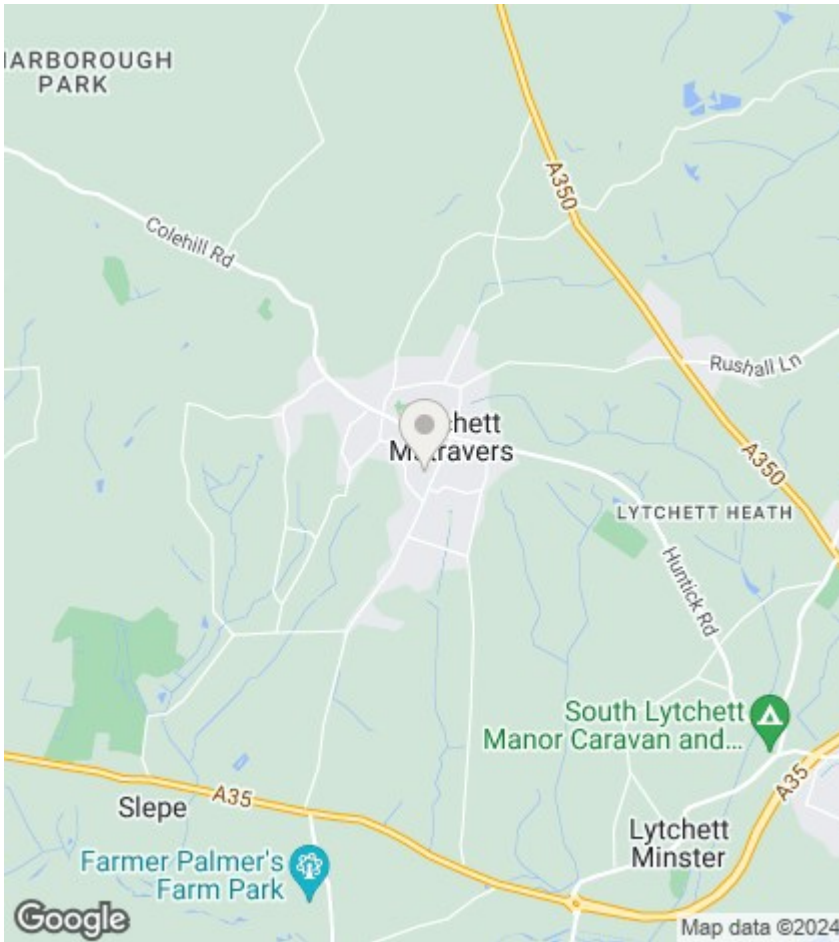
9'07" x 8'00" (2.92m x 2.44m )

### Bedroom Four

9'11" max x 6'10" (3.02m max x 2.08m )

### Bathroom

8'06" x 4'09" (2.59m x 1.45m )



## Directions

## Viewings

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

## EPC Rating:

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

## Prospect Road, Lytchett Matravers

