



45 Lockyers Way, Lytchett Matravers, Poole, BH16 6LY

Asking Price £175,000

- First Floor Apartment
- Private Entrance
- Low Overall Charges
- Village Location
- UPVC Double Glazing
- Two Bedrooms
- Well Presented Throughout
- Garden Space
- Gas Central Heating
- View to Appreciate

45 Lockyers Way, Poole BH16 6LY

A well presented and spacious first floor flat with a communal garden situated within a popular village location. Favoured amenities and rural walks are both just a short distance away!



Council Tax Band: A



Lockyers Way

The property comprises two bedrooms (one of which with fitted wardrobes), a bright & airy living room with distant rural views, separate kitchen and main bathroom.

Further benefits include a rear garden that's shared with the downstairs flat, readily available on-road parking, gas central heating and UPVC double glazing.

We encourage internal viewing to really gain an appreciation for what this property has to offer. To arrange, or for more information, please call our Upton branch at your earliest convenience.

Living Room

14'02" x 11'11" (4.32m x 3.63m)

Kitchen

9'08" x 7'07" (2.95m x 2.31m)

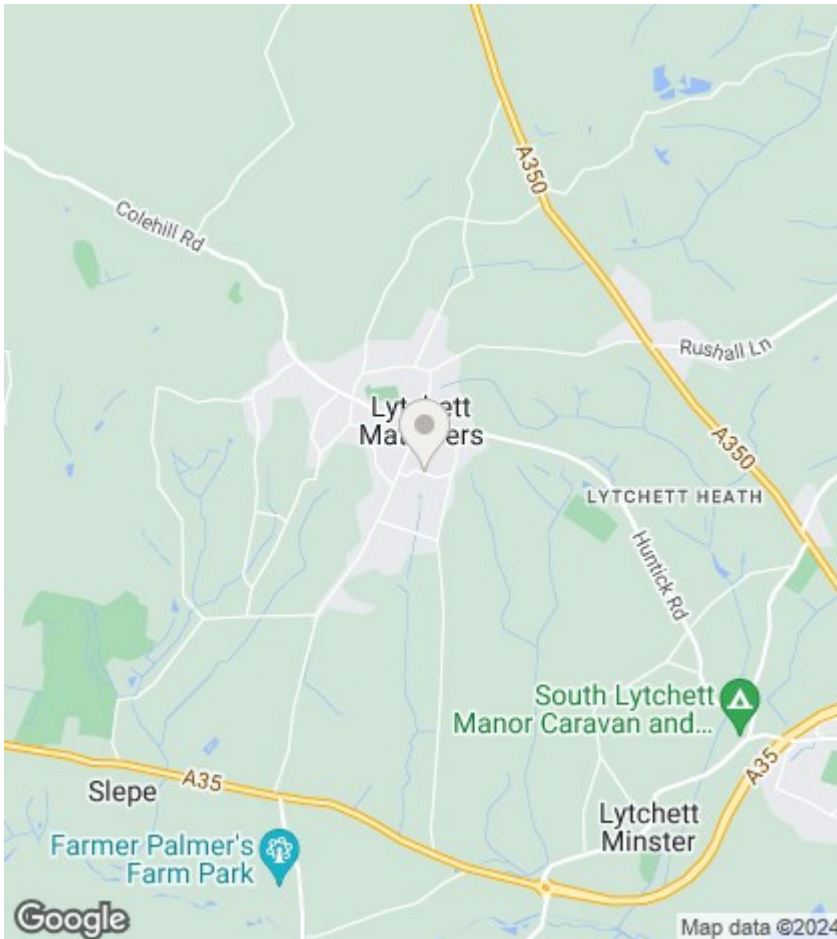
Bedroom One

11'07" x 11'11" (3.53m x 3.63m)

Bedroom Two

8'01" x 6'03" max (2.46m x 1.91m max)

Bathroom



Directions

Viewings

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

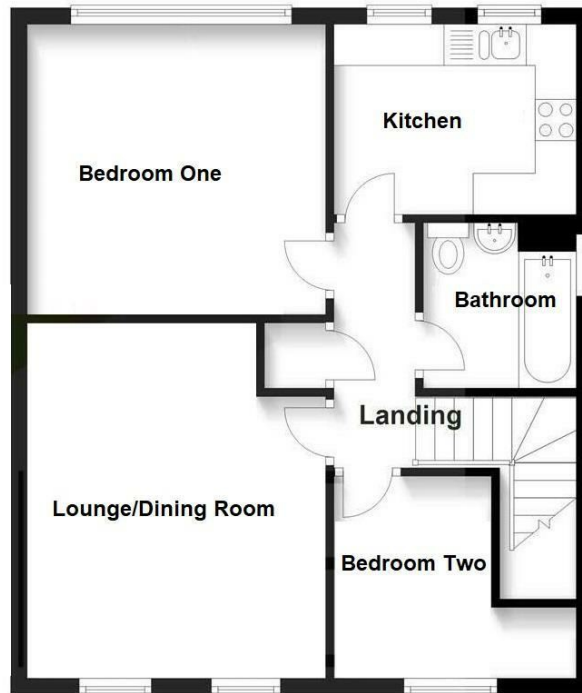
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

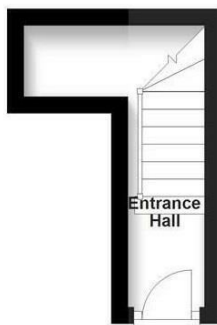
First Floor

Approx. 53.0 sq. metres (570.9 sq. feet)



Ground Floor

Approx. 4.3 sq. metres (46.2 sq. feet)



Total area: approx. 57.3 sq. metres (617.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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