



13 Hannams Close, Lytchett Matravers, Poole, BH16 6DN

**Asking Price £330,000**

- Semi-Detached House
- Kitchen/Dining Room
- Southerly Rear Garden
- Close to Favoured Schooling
- Potential to Create Driveway (STPP)
- Three Bedrooms
- Four Piece Bathroom
- Cul-de-Sac Location
- Easy access to Recreation Area
- Gas Central Heating & Double Glazing



# 13 Hannams Close, Poole BH16 6DN

This semi-detached family home is situated at the head of a quiet village cul-de-sac that offers easy access to the local recreation ground.



Council Tax Band: C



### HANNAMS CLOSE

The accommodation comprises three good sized bedrooms, kitchen/dining room, separate lounge, conservatory and four piece family bathroom.

Further benefits include an enclosed southerly rear garden, garage with access from the garden, potential to create off-road parking (stpp), gas central heating and UPVC double glazing.

With it's position close to favoured local amenities & schooling, we encourage early viewing to avoid disappointment - to arrange, call our Upton office.

### LOUNGE

15'10" x 12'7" (4.83 x 3.84)

### KITCHEN/DINING ROOM

15'9" x 9'10" (4.8 x 3)

### CONSERVATORY

10'1" x 8'6" (3.07 x 2.59)

### BEDROOM ONE

13'9" x 9'10" (4.19 x 3)

### BEDROOM TWO

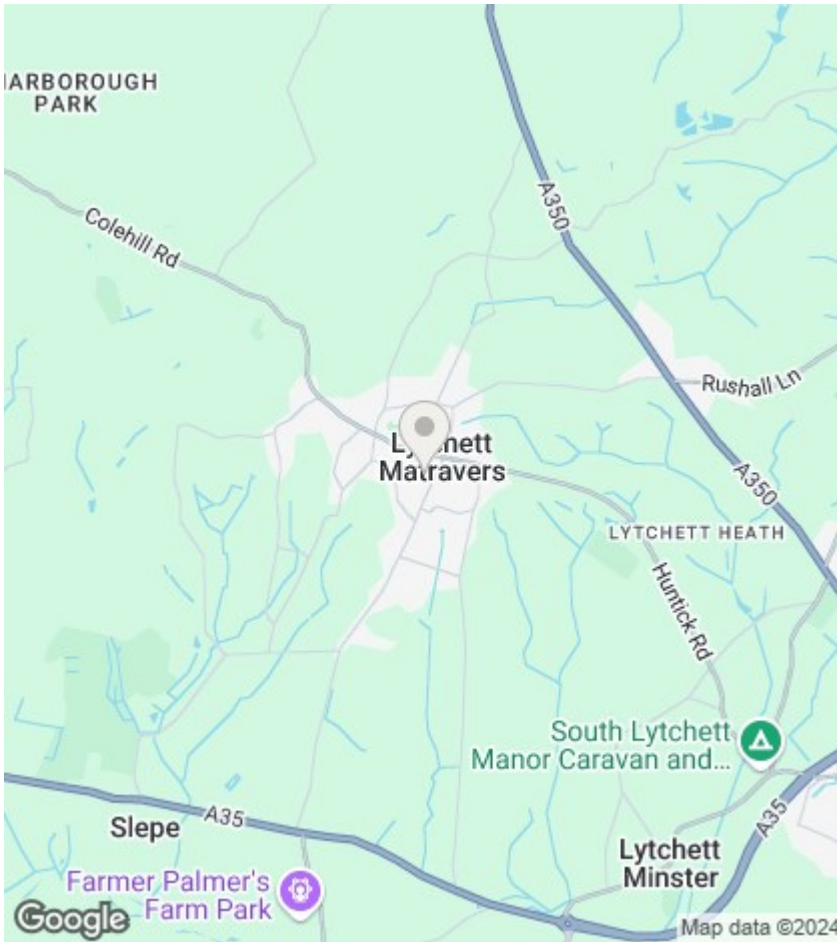
9'9" x 8'10" (2.97 x 2.69)

### BEDROOM THREE

12'8" x 6'7" (3.86 x 2.01)

### BATHROOM

8'8" x 5'6" (2.64 x 1.68)



## Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## 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) A			
(81-91) B			86
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141 Made with Metapix ©2018