



Old Pound Close, Lytchett Matravers, BH16 6BW

**Asking Price £475,000**

- Two Double Bedrooms
- Huge Potential
- Garage
- Popular Village Location
- Development Opportunity (STPP)
- Detached Bungalow
- Exceptional Garden Size
- Big Driveway
- Double Glazing
- No Forward Chain!

# Old Pound Close, Lytchett Matravers, BH16 6BW

NO FORWARD CHAIN! We are delighted to offer for sale this detached bungalow situated on an incredibly generous plot with development potential (subject to planning permission) in Lytchett Matravers, near Poole.



Council Tax Band: D



### Old Pound Close

This lovely bungalow has exceptional potential to either extend or possibly explore the opportunity of developing the land (subject to planning permission of course) to build an additional property within the garden itself. The current accommodation is in need of a certain degree of modernisation and briefly comprises; two double bedrooms, lounge, kitchen/breakfast room, shower room and separate toilet.

Situated in the ever popular Old Pound Close, the property has many further benefits to include double glazing, single garage, an expansive driveway and large open frontage to the road.

Lytchett Matravers is a well serviced village approximately five miles from Poole Town Centre. With fantastic schools, local amenities and doctors, the area is fast becoming one of the most desirable among those looking to establish a home in the Dorset area.

The property is offered for sale with no forward chain and viewings come highly recommended to avoid disappointment. Please contact our Upton office to arrange at your earliest convenience.

Note: Given the development potential, the seller is likely to apply an overage clause to the contract of sale. Please feel free to ask for more information but rest assured, this remains open to negotiation at this time.



### 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:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor



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](http://www.bournemouthenergy.co.uk) (Tel: 01202 556002)