



2 Studland Cottages Dorchester Road, Lytchett Minster, Poole, Dorset, BH16 6LE

£395,000

- Characterful Semi-Detached Home
- Two Reception Rooms
- Off-Road Parking
- Walking Distance of Favoured Schooling
- Rare Opportunity
- Three Bedrooms
- Opposite Fields
- Requiring Modernisation
- Spacious Throughout
- No Forward Chain!

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We are delighted to provide a thoroughly unique opportunity to acquire a characterful family home in the village of Lytchett Minster, within walking distance of favoured schooling.



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Council Tax Band: D



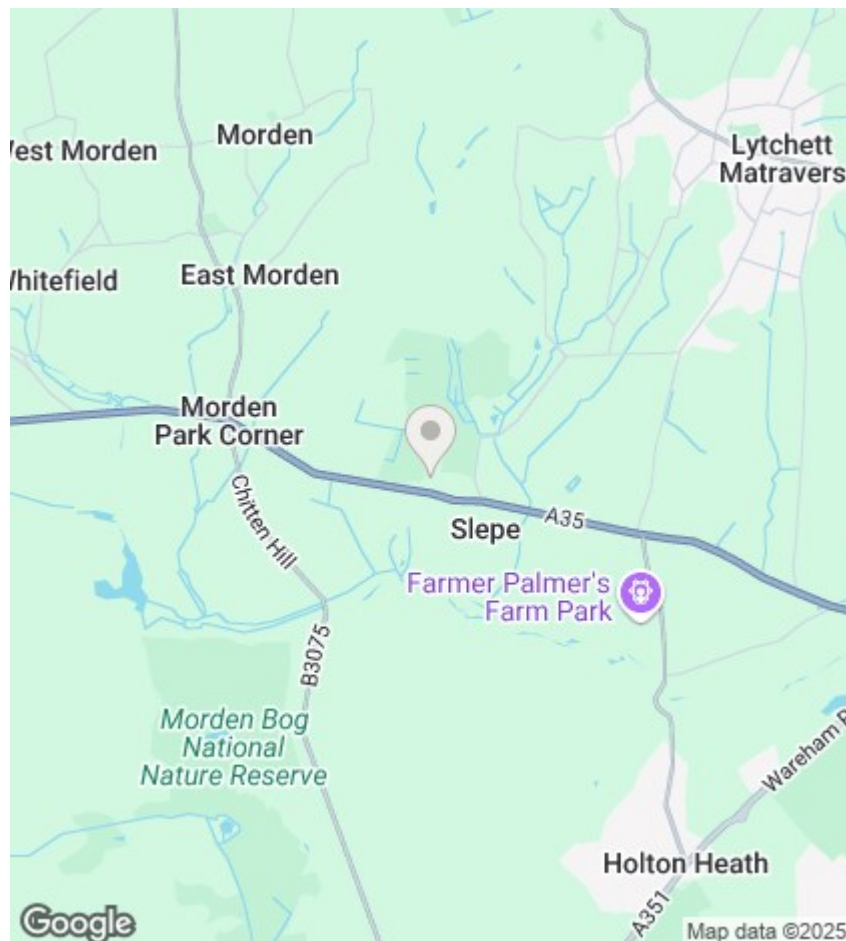
Studland Cottages

Now requiring a level of updating throughout, the accommodation briefly comprises three bedrooms, living room, dining room, kitchen, conservatory and downstairs bathroom.

Further benefits include majority UPVC double glazed sash windows, a recent re-wire, a useful outbuilding and off-road parking.

Lytchett Minster is a very sought after village that offers easy access to both Poole & Wareham via the A35. Favoured local schooling and two well regarded pubs and all a short walk away too. The property is positioned opposite sprawling fields, views over these are available from bedroom one's dual aspect.

For more information, please contact our Upton office.



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:

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	11	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

