



53 Dorchester Road, Lytchett Minster, Poole, BH16 6JE

Asking Price £349,950

- Two Double Bedrooms
- Lovely Rear Garden
- Sizeable Conservatory
- Village Location
- Triple Glazed Front Elevation
- Semi-Detached Home
- Driveway & Car Port
- UPVC Double Glazing
- Modern Throughout
- Vendor Suited

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A unique, semi-detached home with a simply wonderful garden positioned within a central village location just a short walk from a pub and favoured schooling.



2



1



2



F

Council Tax Band: C



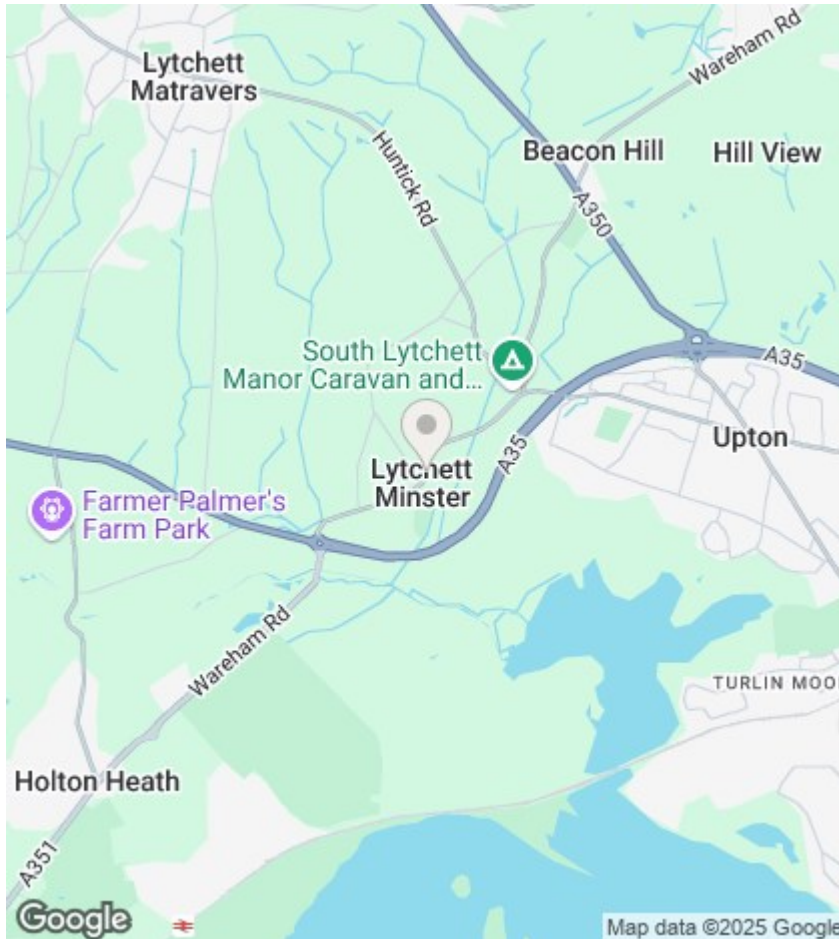
Dorchester Road

Combining a characterful charm with a modern finish throughout, this property offers an exciting opportunity for a range of prospective purchasers! Briefly, it comprises: two double bedrooms, living room with central wood burner, kitchen/dining room, sizeable conservatory and modern shower room.

The garden really does distinguish the property from many similar two bedroom homes. Whilst it's a good size, it has been designed with a level of low maintenance in mind - it's laid to majority hard standing with an array of plants & shrubs dotted throughout. There is side access, a summer house, a further shed and all is enclosed by panel fencing.

'Lytchett Minster' is a particularly sought after location, ideal for both families and those that enjoy a less busy spot. There is a well regarded pub on the doorstep along with the favoured upper school. Having the A35 within a short distance does also mean that both Wareham and Poole's town centre's are easily accessible.

In our opinion, viewing is essential in order to appreciate what is on offer here. To arrange, or for more information, please contact our Upton office at your earliest convenience!



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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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