



101 Wareham Road, Lytchett Matravers, Poole, Dorset, BH16 6DY

**Asking Price £325,000**

- Two Double Bedrooms
- Huge Potential
- Updating Required
- Popular Village Location
- Mature Rear Garden
- Character Semi Detached House
- Spacious Throughout
- Generous Frontage
- Close To Local Schools
- No Forward Chain!



# 101 Wareham Road, Poole BH16 6DY

No Forward Chain! We are delighted to provide an opportunity to purchase this character semi detached house in need of modernisation, situated in the heart of Lytchett Matravers.



Council Tax Band: C





## Wareham Road

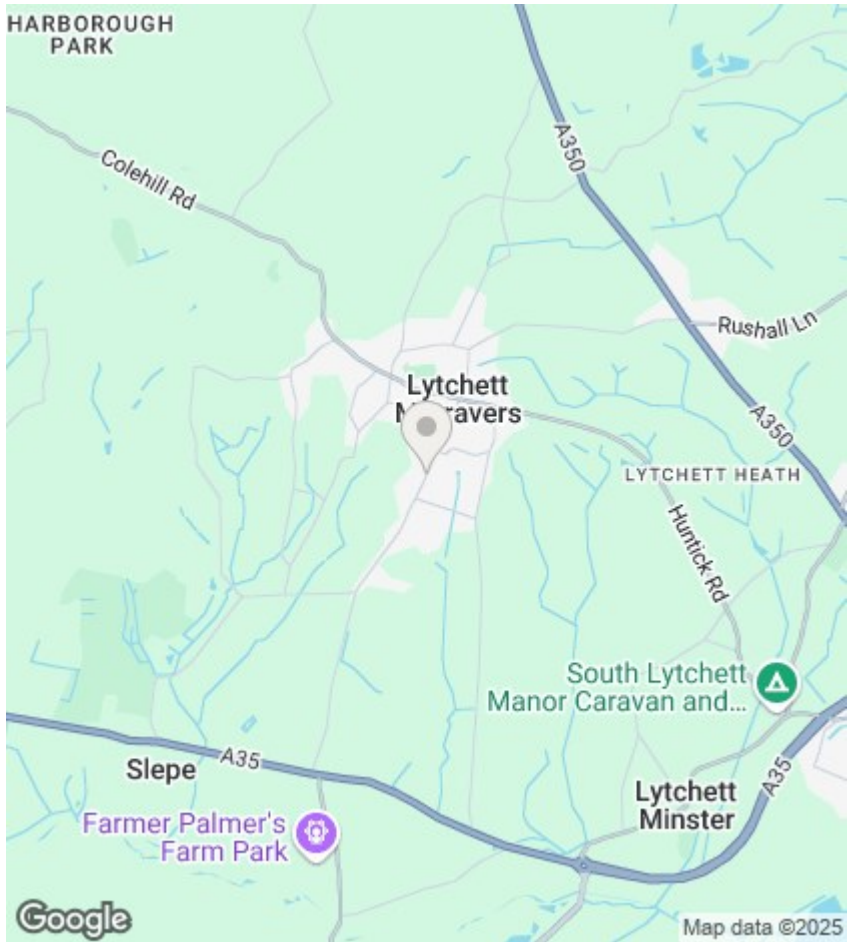
Situated in the desirable village of Lytchett Matravers, this characterful two bedroom semi detached property presents a fantastic opportunity for those looking to modernise and make it their own. Set on a generous plot with an attractive frontage, a good sized rear garden and garage, this property offers both charm and plenty of scope for improvement.

The existing accommodation comprises two double bedrooms, a living room, kitchen, utility extension, downstairs shower room and bathroom. Whilst the property is in need of updating throughout, it provides a solid foundation for renovation and personalisation. One of the key highlights is the potential to extend to the side (subject to the usual planning permissions), making it an appealing option for families looking to grow into the space over time.

The property sits within walking distance of popular local schools and the village centre, which offers a range of amenities including shops, pubs, and countryside walks. Lytchett Matravers is well regarded for its community feel and convenient access to Poole, Wareham, and the surrounding Dorset countryside.

This home is ideal for those looking for a project with potential in a quiet yet well connected village setting. With thoughtful updates and vision, we believe it could become a long term family home in a sought after location.

Viewings are highly recommended to appreciate the potential this property has to offer. To arrange, or 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:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

