



30a Hannams Close, Lytchett Matravers, Poole, BH16 6DN

**Asking Price £174,950**

- One Double Bedroom
- Private Entrance
- Spacious Throughout
- Village Location
- Well Presented
- First Floor Flat
- Garden & Garage
- Close to Favoured Amenities
- Share of Freehold
- No Forward Chain



# 30a Hannams Close, Poole BH16 6DN

Offered for sale with no onward chain, this spacious & well presented flat benefits from far reaching views, a garage and the front garden.



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E

Council Tax Band: B



### Hannams Close

Briefly, the property comprises: one double bedroom, spacious lounge/dining room, separate kitchen with integrated appliances and modern shower room.

It's conveyed with the front garden, which is a lovely space to sit out in and looks over the recreation ground. There is a garage in a nearby block which is ideal for storage. The property is also accessed via it's own private entrance, in the hallway there are two large storage cupboards. Further benefits include a share of the freehold and UPVC double glazing.

Positioned within the heart of Lytchett Matravers, this home is ideally located to access all of the village's useful amenities.

Offered for sale with no onward chain, internal viewing is encouraged at your earliest convenience. To arrange, or for more information, please contact our Upton Branch!

### Lounge

18' x 11'8" (5.49m x 3.56m)

### Kitchen

11'3" x 7'5" (3.43m x 2.26m)

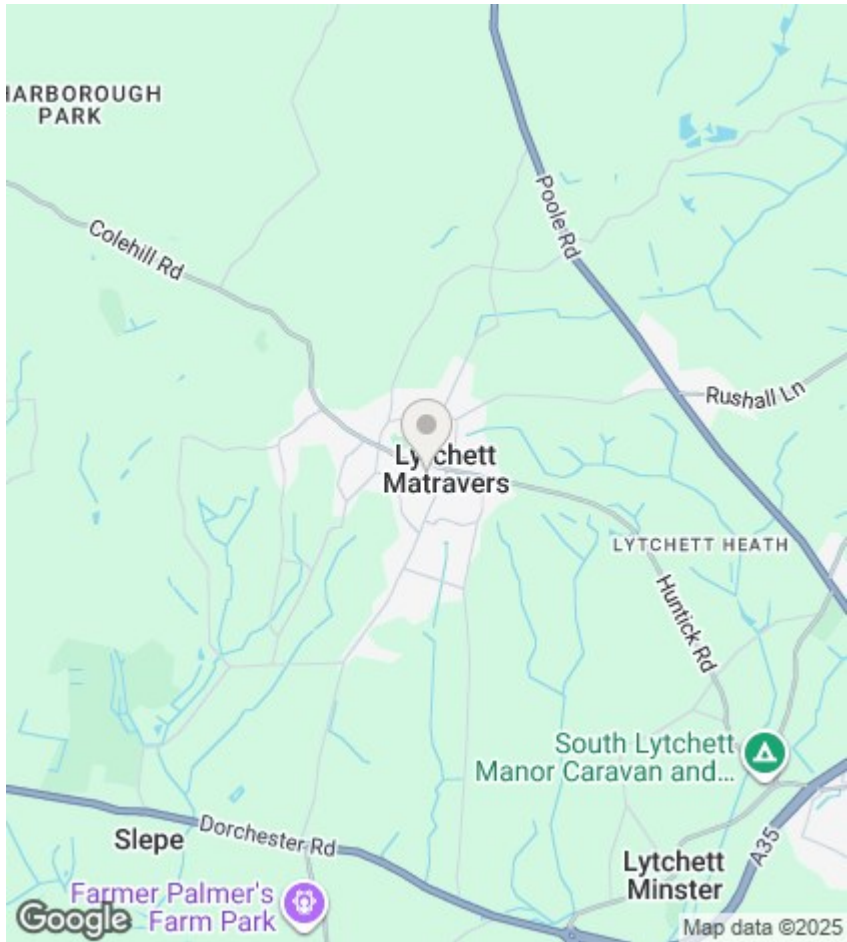
### Bedroom

11'7 x 9'8" (3.53m x 2.95m)

### Bathroom

8" x 5'3" (2.44m x 1.60m)





### 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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

