

FOR SALE



Frys Close, Lytchett Matravers
£375,000


MARTIN&CO

Frys Close, Lytchett Matravers

£375,000

- detached three bedroomed bungalow
- VILLAGE LOCATION
- council tax band 'D' £2343pa
- no forward chain!
- opportunity to improve

This detached, three bedroomed bungalow may be found on the corner plot of this popular cul de sac in the village of Lytchett Matravers. With an enclosed rear garden & garage, the bungalow gives the new owners the opportunity to modernise & improve to create a lovely family home for years to come!

ENTRANCE HALL UPVC front door, central ceiling light, loft hatch, two large storage cupboards, additional airing cupboards housing 'Gloworm' gas central heating boiler.



LIVING ROOM Ceiling light, double glazed windows & door leading to the fully enclosed rear garden. Alcove with shelving, fireplace with electric fire, large radiator.

KITCHEN/BREAKFAST ROOM Ceiling light, double glazed window to both side & rear aspects, UPVC door leading to side path providing access to the rear garden. Range of wall & base units with worktop over & tiled splashbacks, space for gas cooker, washing machine & slimline dishwasher.

BEDROOM Ceiling light, double glazed window to front aspect. Radiator.

BEDROOM Ceiling light, double glazed window to front aspect, built in double wardrobe. radiator.

BEDROOM Ceiling light, double glazed window to side aspect, radiator.

BATHROOM Ceiling light, opaque double-glazed window to side aspect, bath with 'Triton' shower over & tiled splashbacks, basin & toilet. Wall mounted cabinet with mirrored doors, radiator.

CLOAKROOM Ceiling light, opaque double-glazed window to side aspect, toilet, basin & radiator.

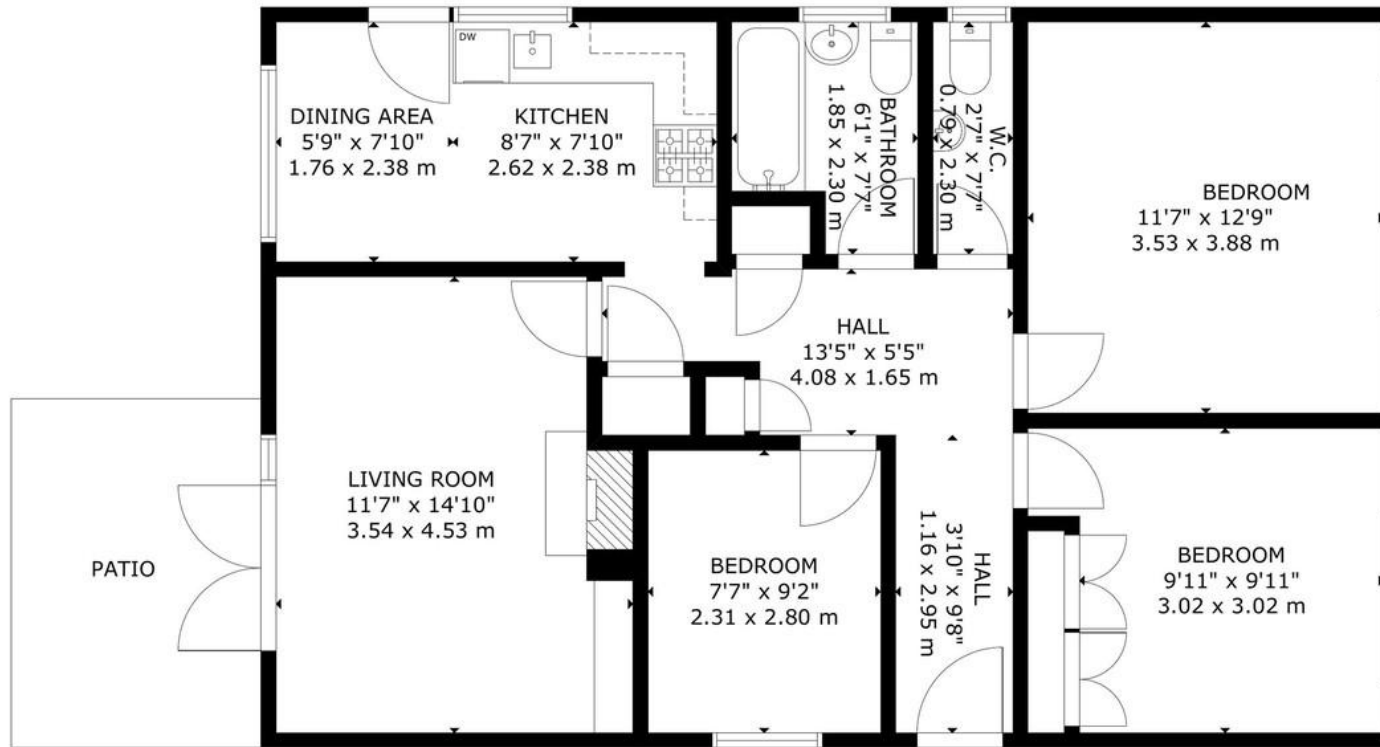
FRONT GARDEN Open plan, laid to lawn with path.

FULLY ENCLOSED REAR GARDEN Fully enclosed rear garden with paved sun terrace, with paths around the property, including a path to the garage via the gate in the fencing. The garden is laid to lawn, with several mature shrubs adding detail.

GARAGE with up & over door.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 78 m²/835 sq.ft
FLOOR 1: 78 m²/835 sq.ft



Martin & Co Poole

109 Commercial Road • • Poole • BH14 0JD
T: 01202 710171 • E: poole@martinco.com

01202 710171

<http://www.poole.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

