



9 Vineyard Close, Lytchett Matravers, Poole, BH16 6DD

**Asking Price £450,000**

- Four Double Bedrooms
- Central Village Location
- Two Bath/Shower Rooms
- Mature Rear Garden
- UPVC Double Glazing
- Detached Chalet Home
- Kitchen/Dining Room
- Garage & Driveway
- Gas Central Heating
- No Forward Chain

# 9 Vineyard Close, Poole BH16 6DD

NO FORWARD CHAIN! A most spacious chalet style home positioned within a quiet, leafy cul-de-sac in the heart of the ever popular village of Lytchett Matravers.



Council Tax Band: D



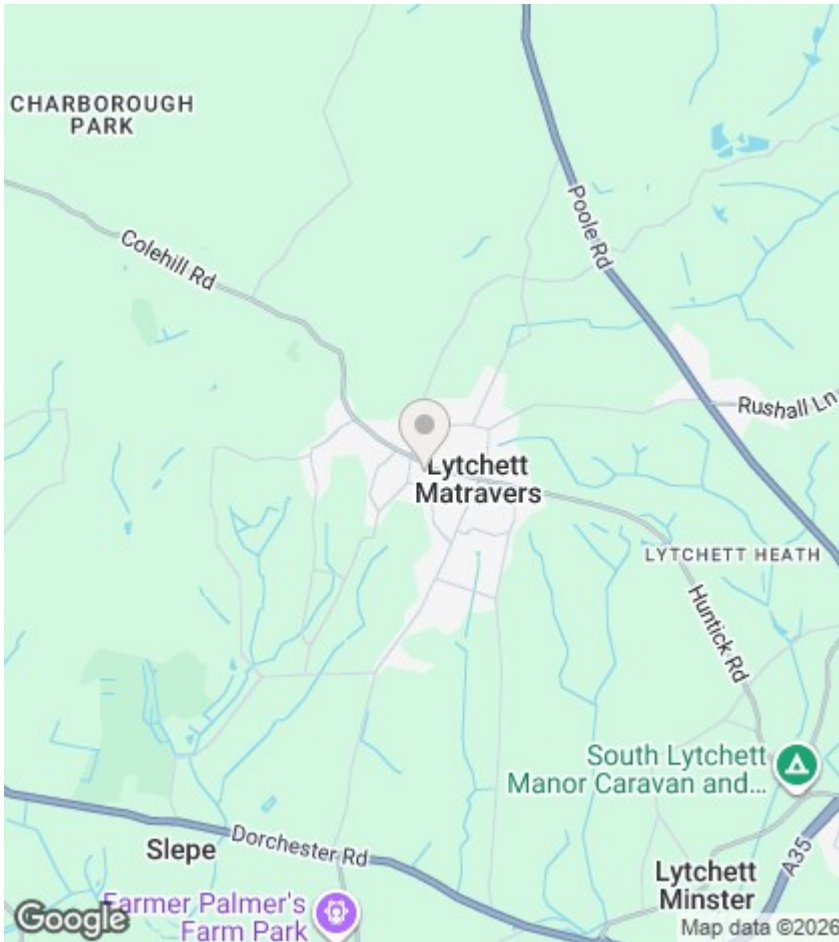
### Vineyard Close

Generally well presented and spacious throughout, this detached family home offers: four double bedrooms (two of which have fitted wardrobes), living room, conservatory, kitchen/dining room with shaker style units, downstairs shower room and family bathroom.

The garden is a real standout feature of this property! Borders support an array of mature shrubbery & bushes, there's a lawned area and its all enclosed by panel fencing. Further benefits include off-road parking, garage, UPVC double glazing and gas central heating.

Located within the heart of the village, all of the amenities that Lytchett offers are within a short walk away. Favoured local schooling is also easily accessible.

Offered for sale with no onward chain, we encourage internal viewing at your earliest convenience. To arrange, or for more information, please call our Upton Branch.



## 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

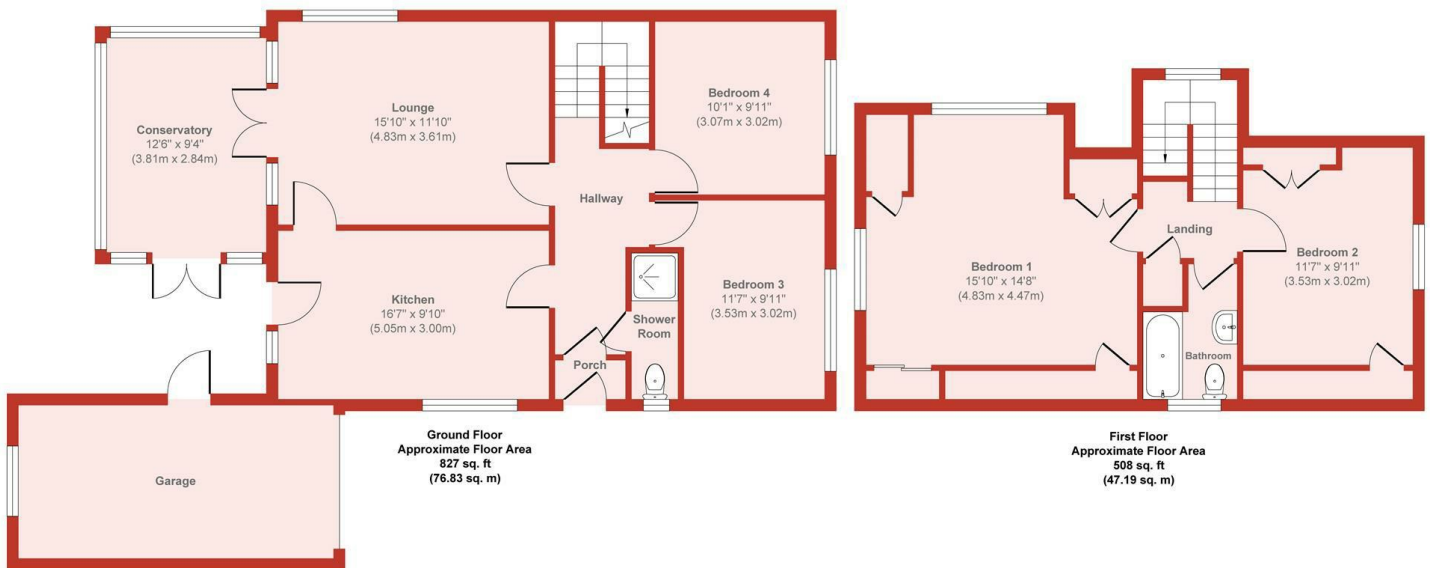
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 82        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## Vineyard Close, Lytchett Matravers



Approx. Gross Internal Floor Area 1335 sq. ft / 124.02 sq. m (Excluding Garage)

Produced by Elements Property