



2 Purbeck Close, Lytchett Matravers, Poole, BH16 6DE

Asking Price £325,000

- Two Double Bedrooms
- Spacious Corner Plot
- Garage
- Gas Central Heating
- Village Location
- Detached Bungalow
- Ample Driveway
- Low Maintenance Rear Garden
- UPVC Double Glazing
- No Forward Chain

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A detached bungalow positioned on a corner plot within the ever popular viallge of Lytchett Matravers. Benefitting from a garage & ample driveway - NO FORWARD CHAIN!



Council Tax Band: D



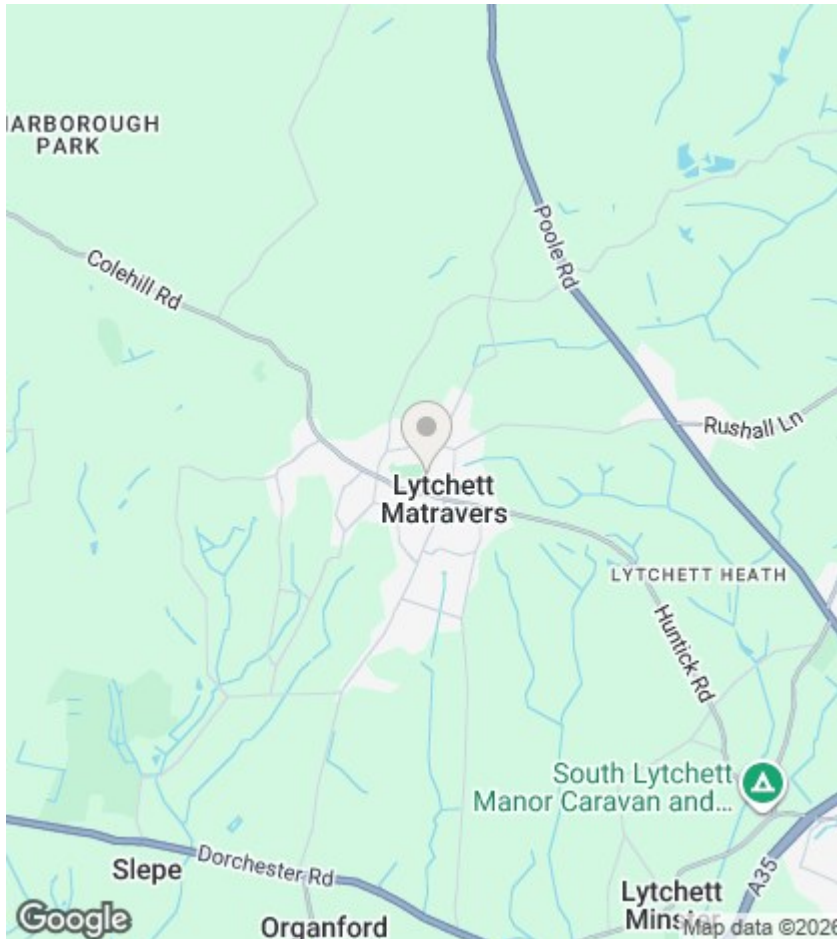
Purbeck Close

Whilst requiring a degree of modernisation throughout, the accommodation is well planned & generally spacious. Briefly, the property comprises: two double bedrooms, living room, kitchen, conservatory, bathroom and entrance porch.

Further benefits include a low maintenance rear garden, ample frontage, off-road parking, garage, gas central heating and UPVC double glazing.

Positioned within a quiet 'no-through' road, this property is ideally located within the heart of the village. There's a footpath that cuts through to Tesco, the doctors and library just at the end of the road.

Offered for sale with no onward chain, we anticipate high levels of interest and internal viewing is encouraged at your earliest convenience. To arrange, or for more information, please contact 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.

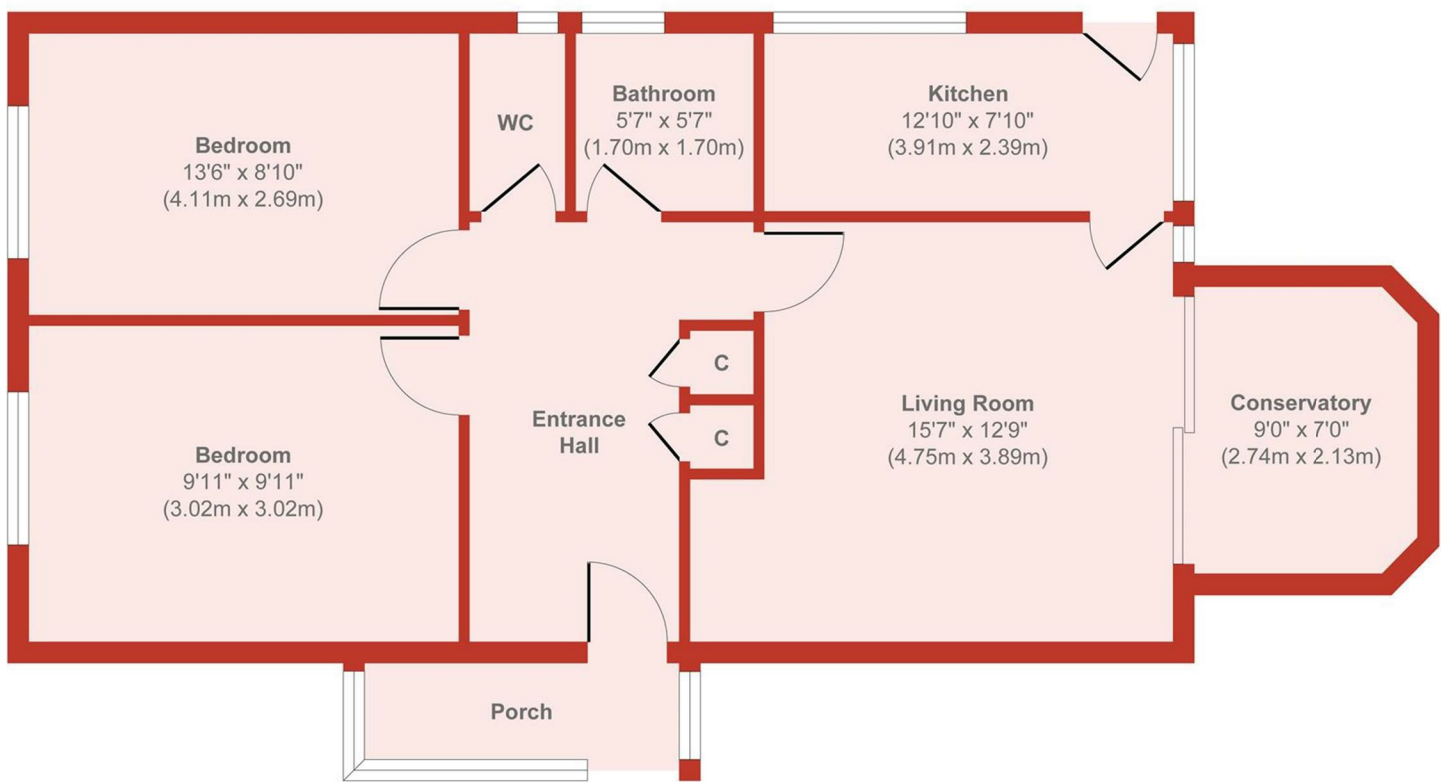
Viewings

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

EPC Rating:

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

Purbeck Close, Lytchett Matravers



Floor Plan

Approx. Gross Internal Floor Area 753 sq. ft / 69.95 sq. m

Produced by Elements Property