



23 Huntick Estate, Lytchett Matravers, Poole, BH16 6EB

Asking Price £260,000

- Two Double Bedrooms
- Requires Updating
- Ample Off-Road Parking
- UPVC Double Glazing
- Great Potential
- Semi Detached Bungalow
- Generous Westerly Aspect Garden
- Village Location
- Close to Amenities
- No Forward Chain

23 Huntick Estate, Poole BH16 6EB

NO FORWARD CHAIN! Requiring modernisation throughout, this semi detached bungalow is positioned on a good sized plot within easy reach of the village centre.



2



1



1



D

Council Tax Band: C

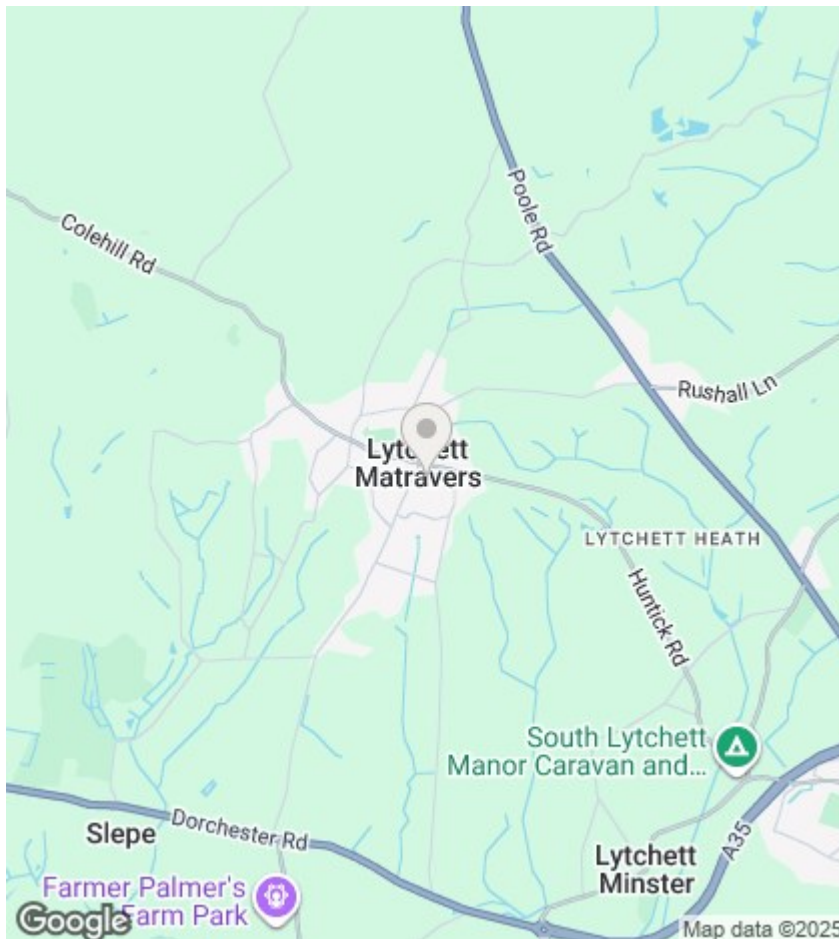


Huntick Estate

Briefly, the property comprises: two double bedrooms, living room, kitchen and shower room.

Further benefits include off-road parking for several vehicles, UPVC double glazing, a brick built outbuilding and a generous westerly facing rear garden.

With its position close to local amenities, we encourage internal viewing at your earliest convenience. To arrange, or for more information, please call 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.

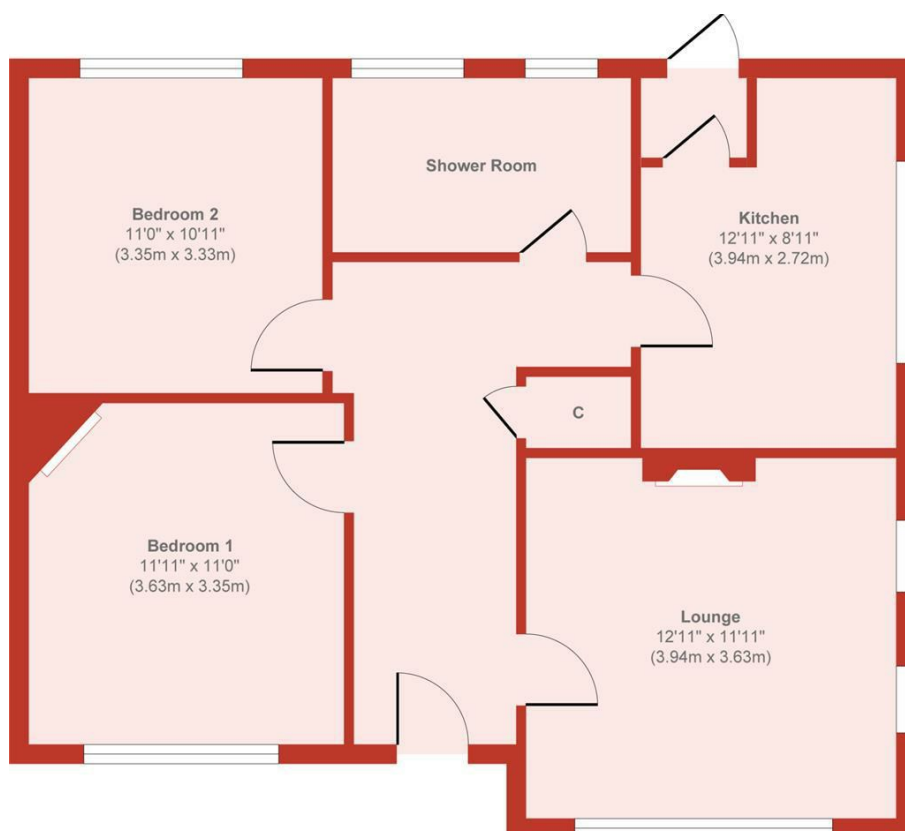
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor Plan
Approximate Floor Area
737 sq. ft
(68.46 sq. m)

Approx. Gross Internal Floor Area 737 sq. ft / 68.46 sq. m

Produced by Elements Property