



3 Glebe Road, Lytchett Matravers, Poole, BH16 6EJ

**Asking Price £335,000**

- Two Double Bedrooms
- Garage
- Huge Potential (Stpp)
- Southerly Facing Garden
- Popular Village Location
- Detached Bungalow
- Generous Driveway
- Double Glazing
- Modernisation Required
- No Forward Chain!

# 3 Glebe Road, Poole BH16 6EJ

No Forward Chain! We are delighted to offer for sale this charming detached bungalow with enormous potential in the hugely popular village of Lytchett Matravers.



Council Tax Band: C



## Glebe Road

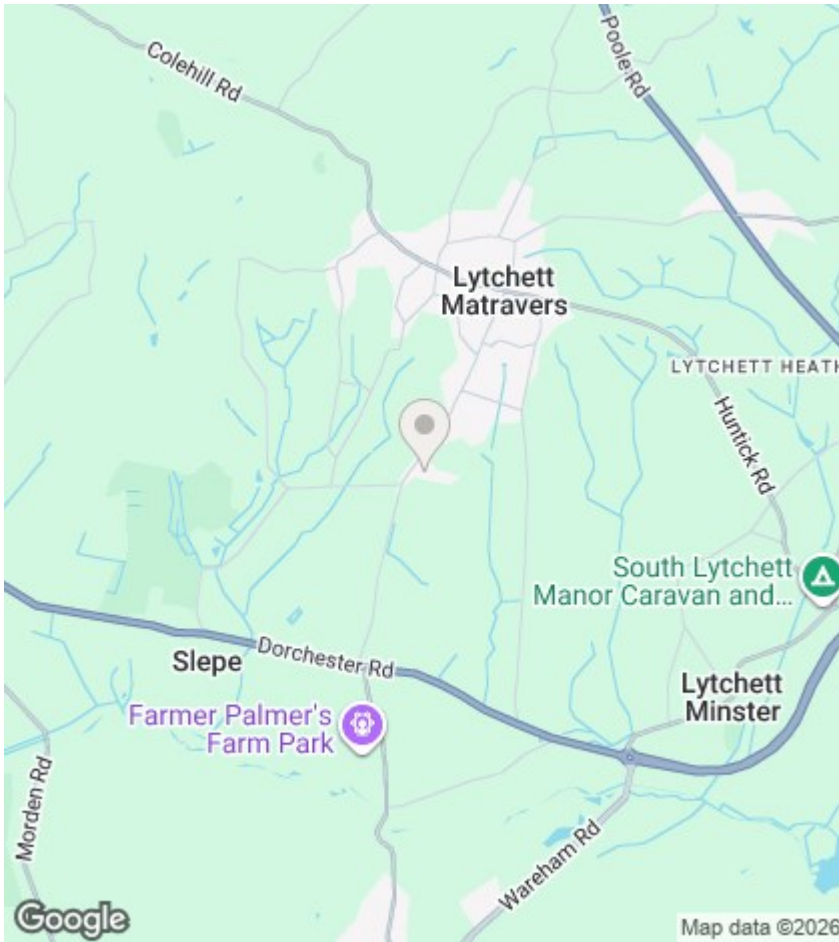
A two double bedroom bungalow offering enormous potential and an excellent opportunity for those looking to modernise and create a wonderful home.

The accommodation currently comprises a lounge, kitchen, two double bedrooms, a shower room and a useful utility/boot room. While the property would benefit from updating throughout, it offers well proportioned rooms and excellent scope for improvement, reconfiguration or substantial extension, subject to any necessary consents.

Externally, the property benefits from a large driveway providing ample off road parking along with a garage. To the rear is a sizeable south facing garden offering a fantastic outdoor space with plenty of potential for landscaping, gardening or entertaining.

The property is situated on the outskirts of Lytchett Matravers, a popular village location with a good range of local amenities including shops, pubs and everyday services, while also providing convenient access to surrounding countryside and nearby towns.

Overall, the property represents an excellent opportunity for buyers seeking a project with significant potential in a desirable village setting. To arrange a viewing, 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.

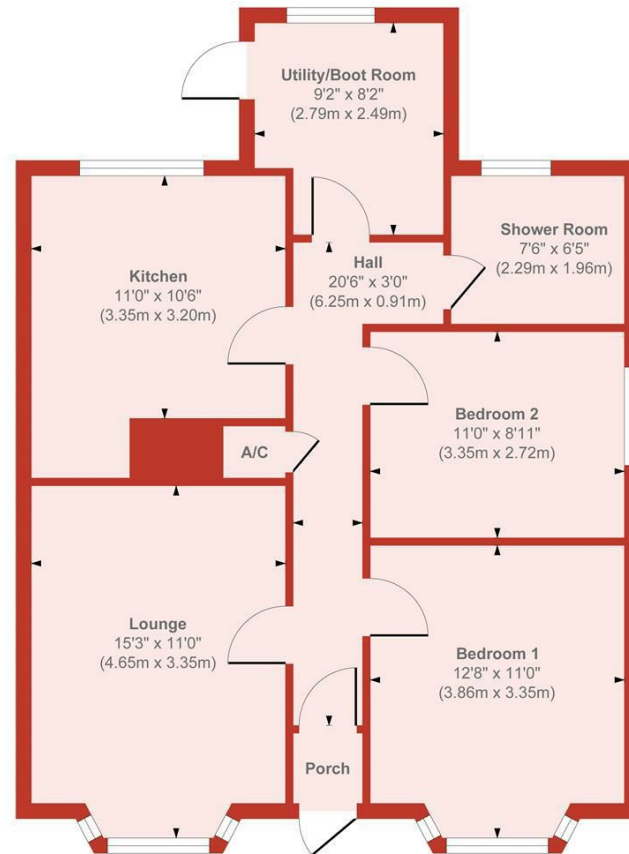
## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Floor Plan

Approx. Gross Internal Floor Area 767 sq. ft / 71.25 sq. m

Produced by Elements Property