



Old Pound Close | Lytchett Matravers | Poole | BH16 6BW

Offers In The Region Of £549,950



**Q SALES &
LETTINGS**

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We are delighted to offer for sale this detached, three-double-bedroom family home with incredible views, located in Lytchett Matravers.

Set on a quiet road, this well-presented three-double-bedroom bungalow offers spacious and flexible accommodation, generous parking, and beautifully maintained gardens, all within a peaceful, semi-rural setting.

Council Tax Band: F
EPC-C

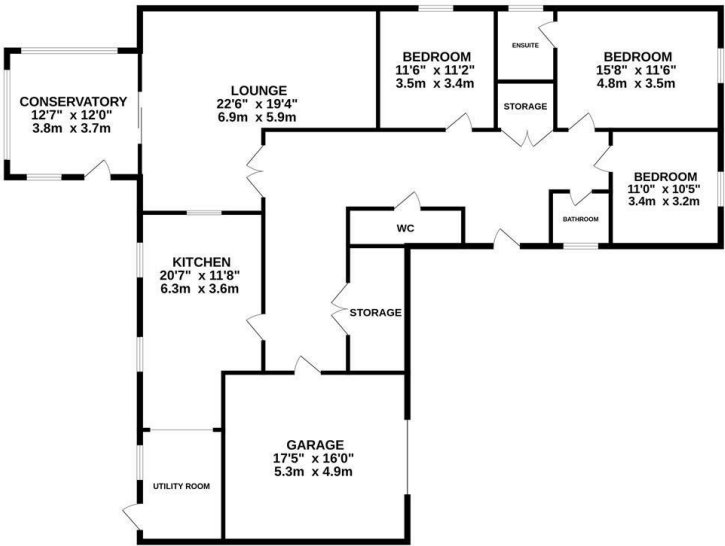
FREEHOLD AND SOLD AS VACANT POSSESSION WITH NO CHAIN

- Well-presented three-double bedroom bungalow.
- Large conservatory.
- Separate utility area offers further storage and workspace.
- Direct access to a nearby walking trail, ideal for countryside walks.
- Spacious lounge/dining room which overlooks the garden.
- Kitchen was fully refitted in 2024 and is fitted with modern units and integrated appliances.
- Double garage with electric door, light and power.
- Ample driveway parking for approximately three to four vehicles,

Lounge/Diner
Bedrooms
Kitchen
Outside



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with lettings 12/2024

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	

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