



142 Wareham Road, Lytchett Matravers, Poole, BH16 6DT

Asking Price £279,000

- Three Bedrooms
- Off-Road Parking
- Village Location
- UPVC Double Glazing
- Outbuildings
- Semi Detached House
- Fantastic Potential
- Gas Central Heating
- Ample Garden
- No Forward Chain!

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Offered for sale with no forward chain, this older style semi-detached home represents a fantastic opportunity to acquire a village home with huge potential.



Council Tax Band: C

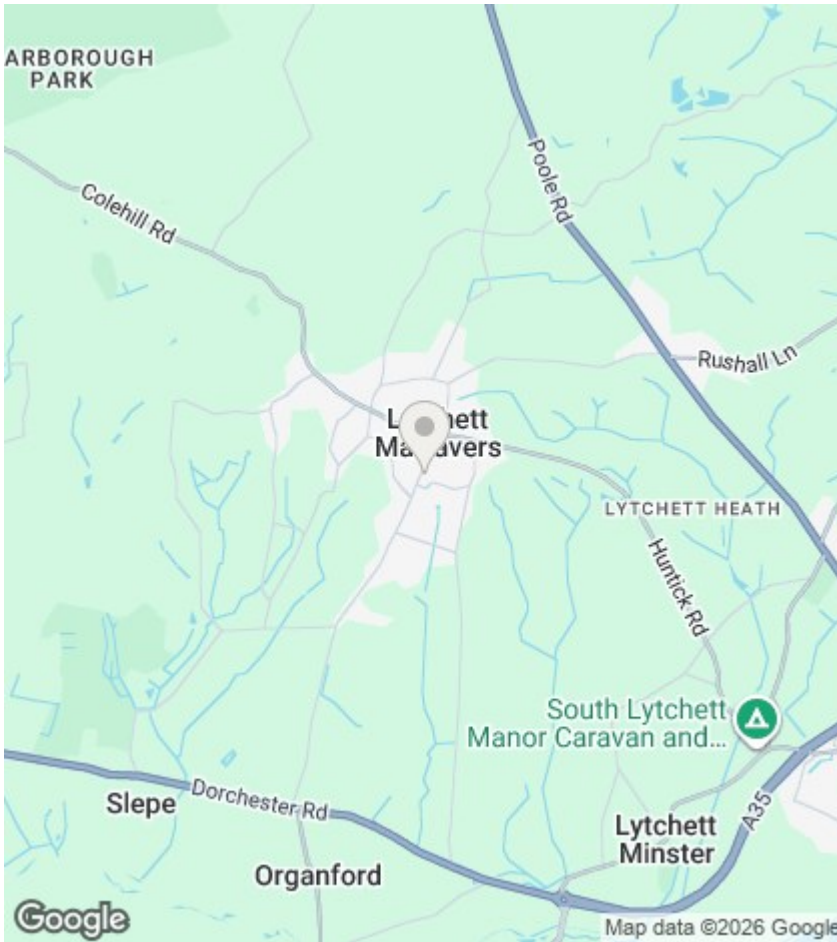


Wareham Road

Briefly, the property comprises: three well proportioned bedrooms, living room, spacious kitchen, bathroom and separate first floor toilet.

The rear garden is divided into two manageable sections - one of which being a courtyard area that immediately abutts the property, the other is a fenced off lawned space. There is a driveway providing off-road parking that separates the two. Two outbuildings provide useful storage.

We believe this property represents a great opportunity - to arrange a viewing 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

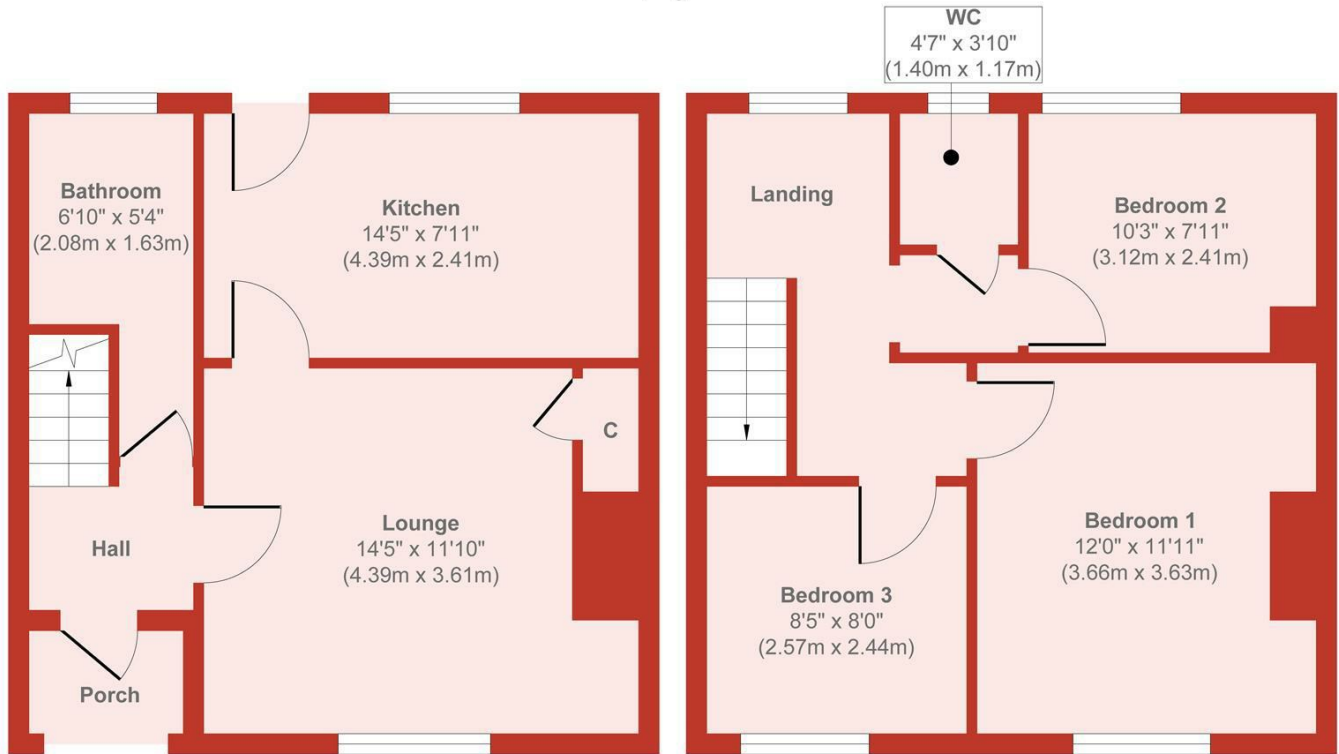
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wareham Road, Lytchett Matravers



Ground Floor
 Approximate Floor Area
 373 sq. ft
 (34.65 sq. m)

First Floor
 Approximate Floor Area
 396 sq. ft
 (36.78 sq. m)

Approx. Gross Internal Floor Area 769 sq. ft / 71.43 sq. m

Produced by Elements Property