



23 Hannams Close, Lytchett Matravers, Poole, BH16 6DN

**Asking Price £369,950**

- Three Bedrooms
- Kitchen/Family Room
- Downstairs Toilet
- Off-Road Parking
- UPVC Double Glazing
- Semi-Detached Home
- Beautifully Presented Throughout
- South Facing Rear Garden
- Garage
- Gas Central Heating

# 23 Hannams Close, Poole BH16 6DN

We are delighted to offer for sale this beautifully presented, extended family home positioned within easy reach of favoured local schooling, the recreation ground and a host of other amenities.



Council Tax Band: C



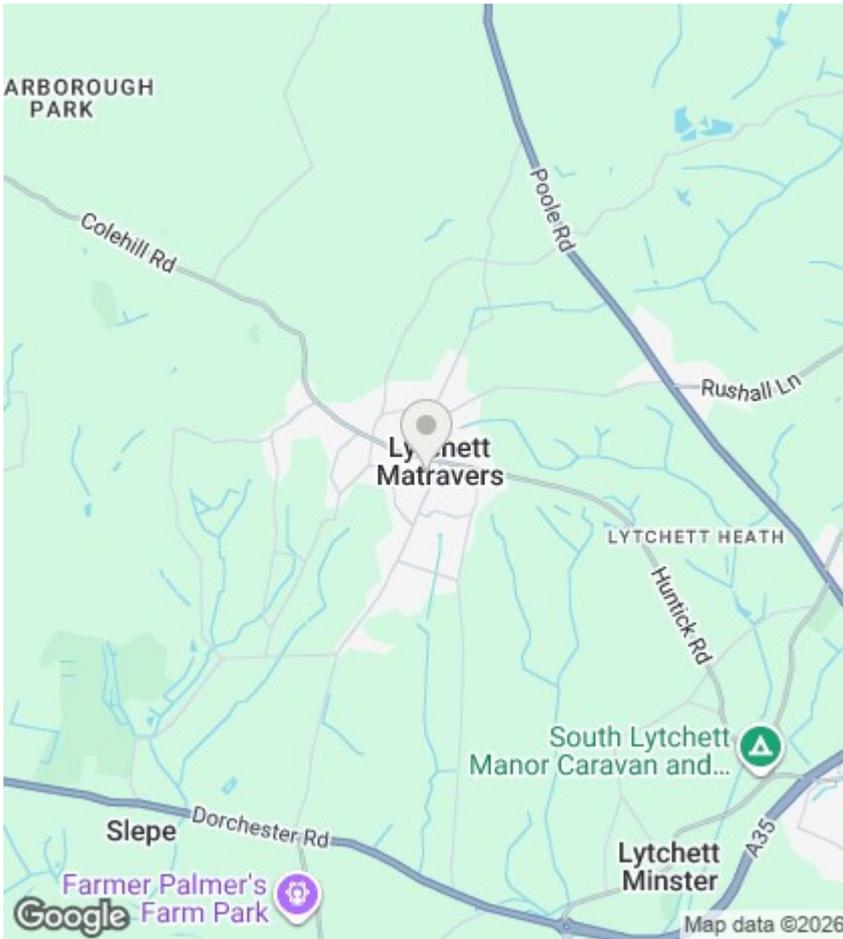
### Hannams Close

Having received a considerable level of attention from the current owners, this property provides an ideal option for those looking for a property that's ready to occupy & enjoy! Briefly, the home comprises: three good sized bedrooms, living room, modern kitchen/family room, main bathroom and downstairs toilet.

Further benefits include a majority lawned garden with a patio area abutting the rear of the home, driveway, garage, gas central heating and UPVC double glazing.

In our opinion, this property is complemented perfectly by its immediate location within the village - a host of amenities to include well regarded schooling and the recreation ground are easily reached via a short walk.

Viewing is essential in order to appreciate the quality of what's on offer here. 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

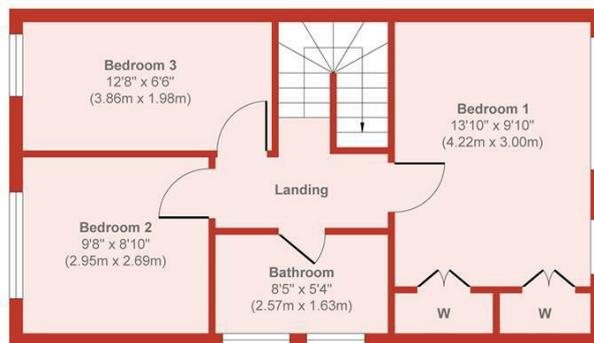
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

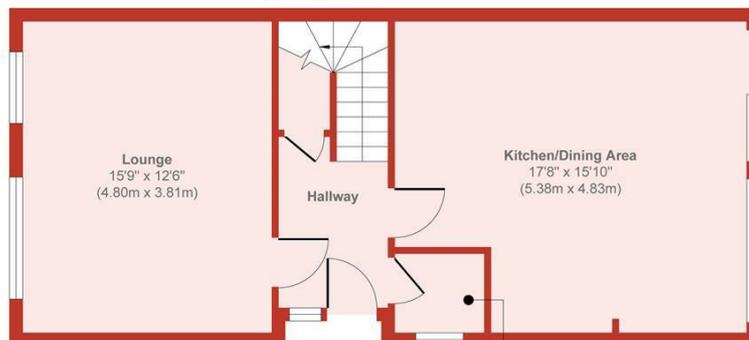
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(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	

## Hannams Close, Lytchett Matravers



First Floor  
Approximate Floor Area  
488 sq. ft  
(41.62 sq. m)



Ground Floor  
Approximate Floor Area  
564 sq. ft  
(52.39 sq. m)

Approx. Gross Internal Floor Area 1052 sq. ft / 94.01 sq. m

Produced by Elements Property