



16 Prospect Road, Lytchett Matravers, Poole, BH16 6ED

Asking Price £315,000

- Three Bedrooms
- Generous Garden
- Potential to Create Driveway (STPP)
- Two Receptions
- Cul-de-Sac Location
- Semi-Detached House
- Useful Outbuilding
- Spacious Throughout
- Two Bathrooms
- No Forward Chain

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NO FORWARD CHAIN! A spacious, semi-detached home in a quiet residential cul-de-sac location - just a short walk from favoured schooling & recreation ground.



Council Tax Band: C



Prospect Road

This property is generally spacious throughout - on offer there are: three bedrooms, living room, dining room, kitchen, bathroom with adjoining toilet, ground floor wetroom and further cloakroom.

Further benefits include a generous rear garden, useful outbuilding and UPVC double glazing. It's also worth noting that subject to obtaining the relevant permissions, the front garden could be converted to parking.

The property is offered for sale with no onward chain and high levels of interest are expected. To arrange a viewing, or for more information, please contact 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

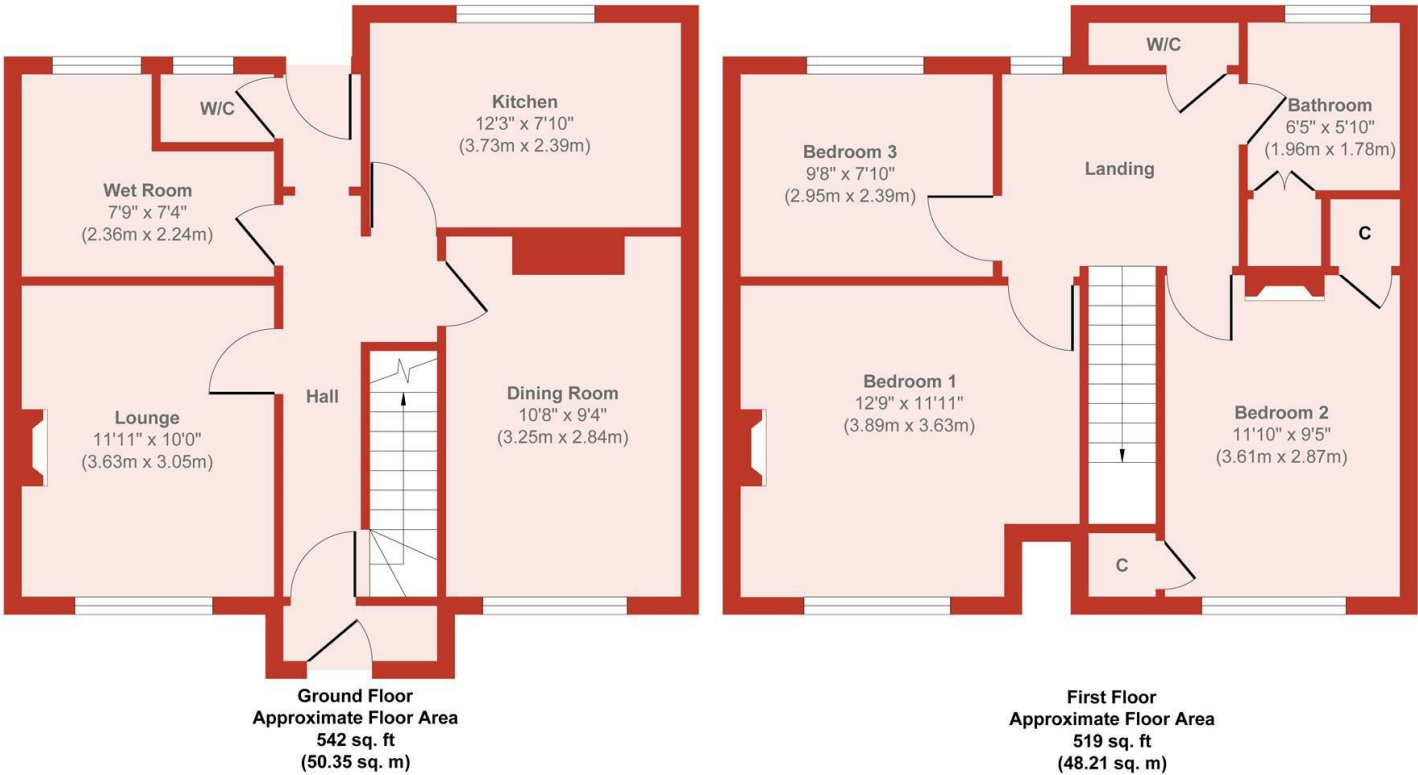
Viewings by arrangement only. Call 01202 622101 to make an appointment.

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	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Prospect Road, Lytchett Matravers



Approx. Gross Internal Floor Area 1061 sq. ft / 98.56 sq. m
 Produced by Elements Property