



39 Cecil Place, Lytchett Matravers, Poole, Dorset, BH16 6FG

**Asking Price £325,000**

- Three Bedrooms
- Central Village Location
- Gas Central Heating
- Lytchett School Catchment
- Kitchen/Dining Room
- End Of Terrace
- Two Allocated Parking Spaces
- UPVC Double Glazing
- Well Presented
- Vacant Possession!



# 39 Cecil Place, Poole BH16 6FG

VACANT POSSESSION - A modern, spacious and well presented family home with three bedrooms and parking for two cars in a village location. Situated close to popular schools and local amenities.



3



2



1



C

Council Tax Band: C



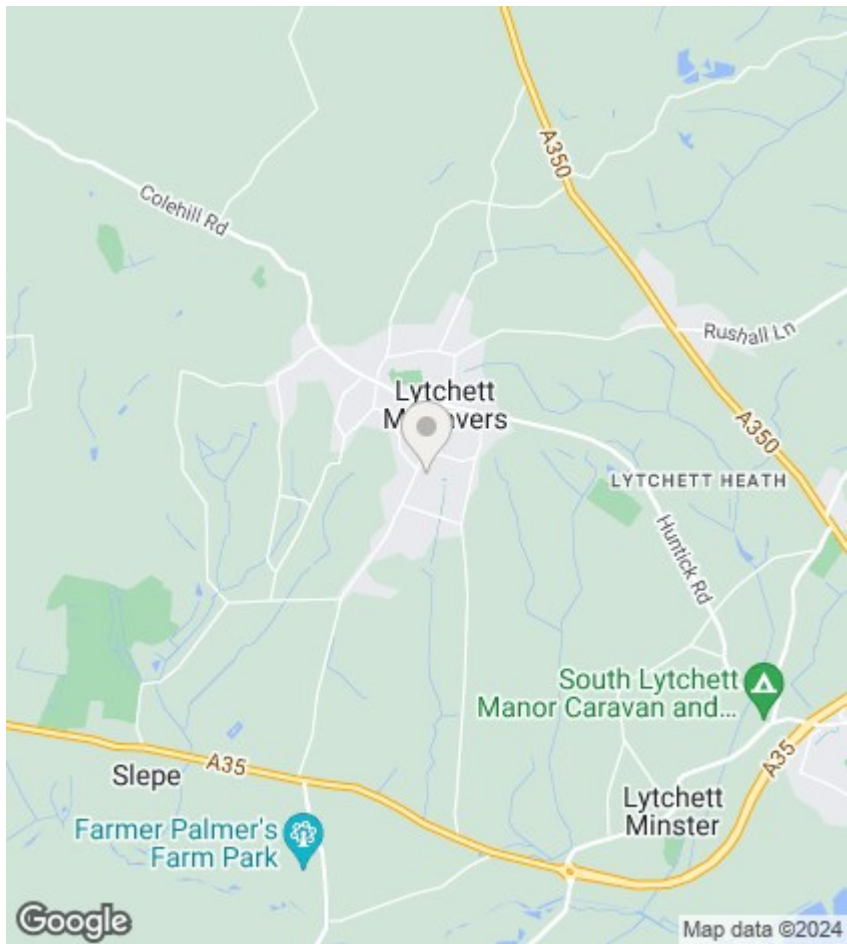
### Cecil Place

We are delighted to be appointed sole agents in the sale of this delightful end of terrace property in the heart of Lytchett Matravers just a short walk to the local primary school, recreation ground and village shops.

Inside, the property has three bedrooms with en-suite shower to bedroom one, spacious lounge, kitchen/dining room, downstairs toilet and family bathroom. Further benefits include; UPVC double glazing, gas central heating via modern boiler, neutral decor throughout and much more.

The rear garden has been designed for low maintenance being laid to gravel and paving with a side access path and gate to the parking area. There are two allocated spaces conveyed with the property and ample visitor parking.

The property is offered for sale with no forward chain and viewings can be arranged by calling us today to avoid disappointment.



## Directions

## 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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

