



12 Lockyers Way, Lytchett Matravers, Poole, BH16 6LZ

Asking Price **£140,000**

- One Double Bedroom
- Communal Garden Space
- Additional Storage Room
- Gas Central Heating
- Village Location
- First Floor Flat
- Spacious Throughout
- On Road Parking Available
- UPVC Double Glazing
- Vendor Suited

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VENDOR SUITED! A one bedroom, first floor flat is situated in a popular residential area close to a host of favoured village amenities.



Council Tax Band: A

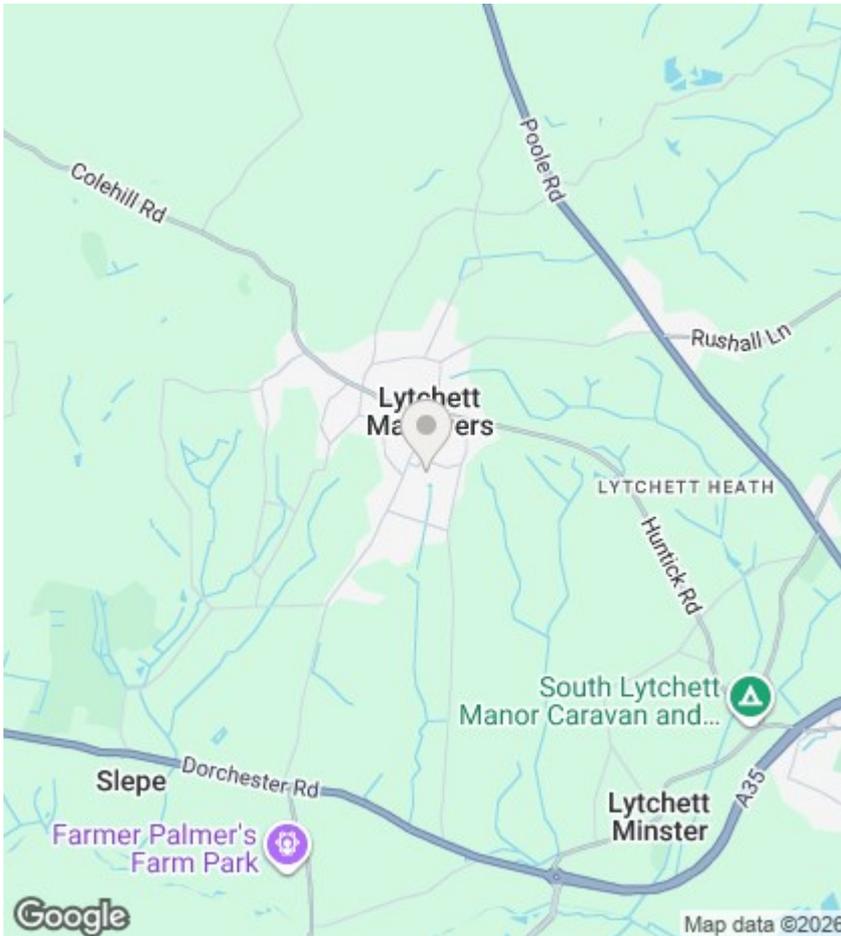


Lockyers Way

The well planned accommodation comprises a lounge/dining room, double bedroom, separate kitchen and bathroom.

Further benefits include a communal outside space, useful storage room, gas central heating and ample on-road parking.

Positioned within the heart of the village, this property is sure to attract interest and would make an ideal first time buy! With our vendor suited, we encourage internal viewing at your earliest convenience. To arrange a viewing, or for more information, please call 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:

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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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