



Cecil Place, Lytchett Matravers, BH16 6FG

**Asking Price £319,950**

- Three Bedrooms
- En-Suite
- Solar Panels
- Modern Development
- Gas Central Heating/Double Glazing
- Semi Detached House
- Two Allocated Parking Spaces
- Cul-De-Sac Location
- Great Local Schools
- Must Be Seen!



# Cecil Place, Lytchett Matravers, BH16 6FG

We are delighted to offer for sale this modern and well presented semi detached family home set in a cul-de-sac in Lytchett Matravers.



Council Tax Band: C



### Cecil Place

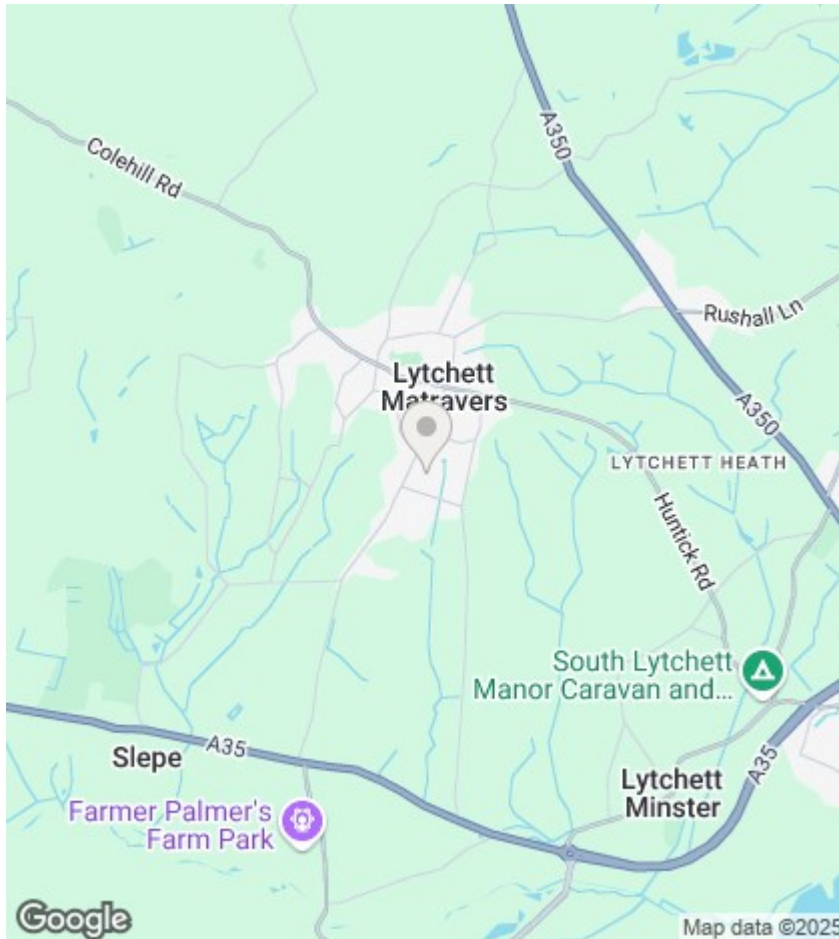
The well planned and spacious accommodation briefly comprises; three bedrooms with en-suite to bedroom one, lounge, separate dining room (currently being used as an additional bedroom) kitchen, downstairs toilet and family bathroom.

Additional features include; gas central heating, ownership of solar panels, double glazing and two allocated parking spaces.

Situated in a cul-de-sac on a popular modern development in Lytchett Matravers, the property is ideally located close to favoured local schooling, bus routes and amenities. Just a short walk away, there is a really lovely brook and open green space, which only further adds to the appeal.

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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>91</b>	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

