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FOR SALE
Lytchett Matravers, Dorset, BH16 6BJ

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FREEHOLD PRICE: £465,000

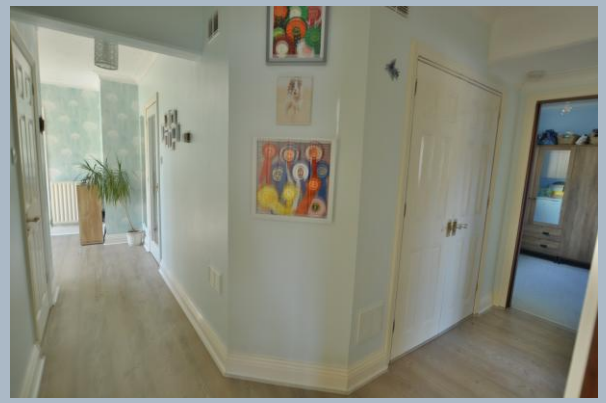
A deceptively spacious three bedroom detached bungalow with potential for two further bedrooms in the loft, recently refurbished bathroom, parking for several cars, detached garage and private garden set within easy reach of local amenities.

- Generous size entrance hall with storage cupboard and walk in airing cupboard
- Kitchen with a range of ash effect units and complementary worktops, a double oven, gas hob, integrated dishwasher and fridge with space for a washing machine
- Separate double glazed side porch ideal for coats and shoes
- Sitting/dining room with double glazed sliding doors opening onto the south west facing garden with views towards the Purbecks
- Three bedrooms, one with fitted wardrobes and one with dual aspect
- A cupboard in the hallway offers ladder access to two large loft rooms that previously had planning approved for roof windows and a gable window
- Shower room with walk in double shower, wash hand basin and WC set into a range of modern fitted furniture, heated towel rail
- South west facing landscaped rear garden with vegetable plot
- Set back from the road with parking for several cars, side access to the 18' garage which has large work bench, power and light situated at the end of the garden

The village of Lytchett Matravers is situated at the gateway to the Purbeck Hills and the Dorset Heathlands, overlooking the waters of Poole Harbour. It is almost equidistant from Wareham, Wimborne and Poole and has a range of shops, two public houses as well as a doctor's surgery and library and provides sought after schools for all ages.

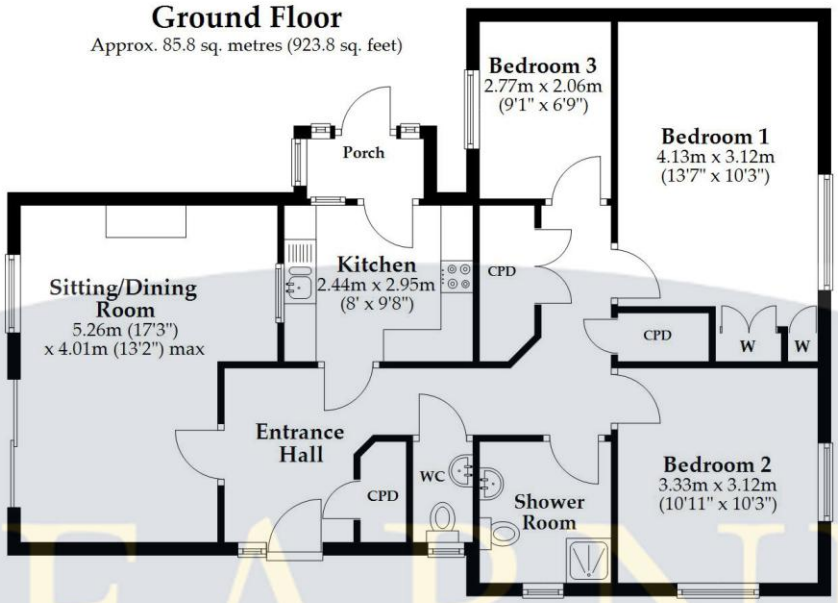
COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

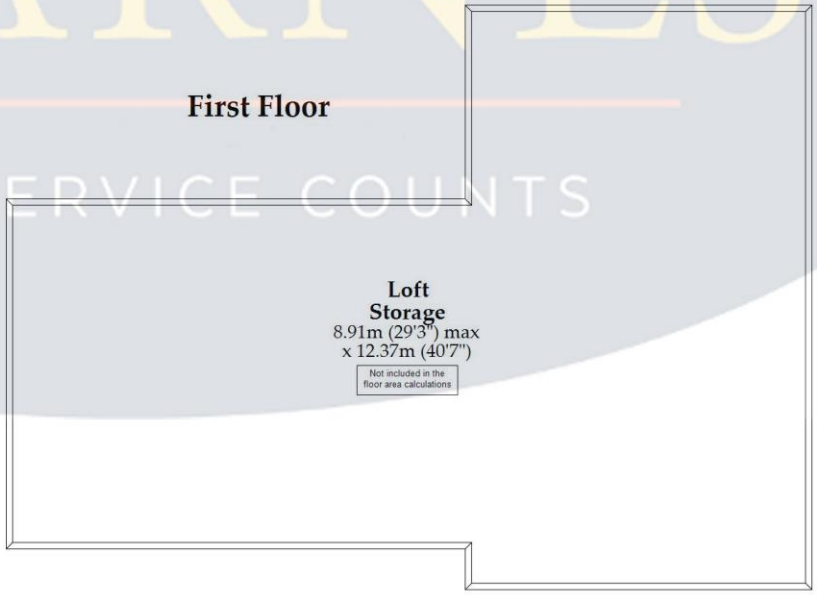


Ground Floor

Approx. 85.8 sq. metres (923.8 sq. feet)

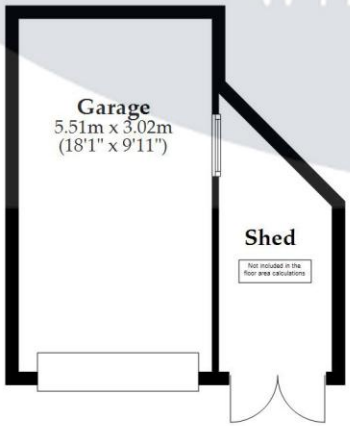


First Floor



Outbuilding

Approx. 16.7 sq. metres (179.3 sq. feet)



Total area: approx. 102.5 sq. metres (1103.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood

LJT SURVEYING

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