



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 78 m²/835 sq.ft
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
	G		
*Not energy efficient - higher running costs			
England, Scotland & Wales			

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Frys Close, Lytchett Matravers



- 3
- 1
- 1
- 1

Detached three bedroomed
bungalow in Lytchett Matravers

Guide Price £375,000



Frys Close, Lytchett Matravers

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- detached three bed roomed bungalow enclosed rear garden
- VILLAGE LOCATION
- garage
- council tax band 'D' £2343pa corner plot
- no forward chain!
- opportunity to improve

This detached, three bedroomed bungalow may be found on the corner plot of this popular cul de sac in the village of Lytchett Matravers. With an enclosed rear garden & garage, the bungalow gives the new owners the opportunity to modernise & improve to create a lovely family home for years to come! The property has double glazing throughout & gas central heating, & is offered for sale with no forward chain.

ENTRANCE HALL

LIVING ROOM

KITCHEN/BREAKFAST ROOM

BEDROOM

BEDROOM

BEDROOM

BATHROOM

REAR GARDEN

Fully enclosed rear garden with paved sun terrace, with paths around the property, including a path to the garage via the gate in the fencing. The garden is laid to lawn, with several mature shrubs adding detail.

GARAGE

