



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

- Modern Mews Style House
- Three Bedrooms
- En-Suite Shower Room
- Modern Kitchen/Breakfast Room
- Fully Enclosed Rear Garden
- Two Allocated Parking Spaces
- Cul-de-Sac Location
- No Forward Chain



PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to present this modern mews-style property for sale, situated in a cul-de-sac in the popular village of Lytchett Matravers, known for its local amenities, shops, and excellent schools.

Upon entering the property through a part-glazed UPVC front door, you are welcomed into the hallway, which features stairs to the first floor plus under stairs storage, and doors leading to the living room, kitchen/dining room, rear garden through a part-glazed UPVC door and includes a door to the downstairs toilet.

The kitchen/dining room boasts sleek dove grey wall and base units with copper trim and white quartz top, a range-style cooker with five ring hobs and two ovens, integrated appliances including dishwasher, washer/dryer and fridge/freezer and concealed waste and recycling bins. A bay window at the front provides the perfect spot for a table and chairs.

The spacious living room includes UPVC French doors that open to the garden.

Upstairs, the property offers three bedrooms. The master bedroom features an en-suite shower room, while the family bathroom is equipped with a bath and overhead shower, wash hand basin, and w.c.

The fully enclosed rear garden is laid to lawn with a large patio area, ideal for al fresco dining or barbecues. Additionally, a charming wooden summerhouse (included in the sale) provides a relaxing space to enjoy the garden in any weather.

Two allocated parking spaces are situated at the rear of the property.

This lovely modern house is being sold with the great advantage of No Forward Chain and is sure to be popular. Contact Mursells Estate Agents today to book your appointment to view.

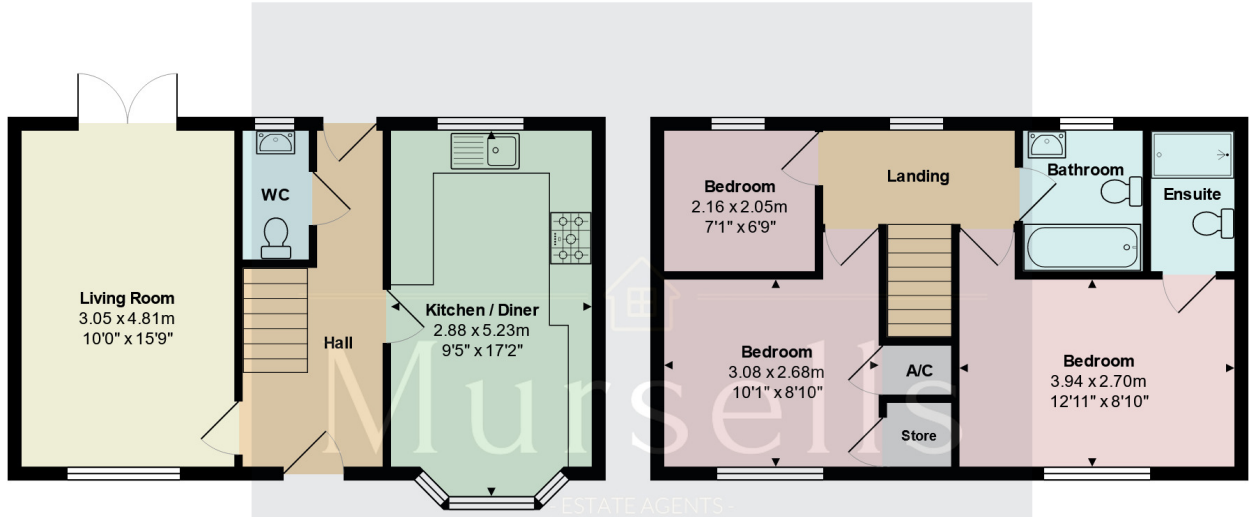
Please note whilst the property is freehold there is an approximate service charge of £45 per month. The company responsible for these services is Greenbelt, which oversees the maintenance of the roadways, street lighting, and landscaping, including bushes and hedges.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Ground Floor

1st Floor

Total Area: 77.0 m² ... 829 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Mursells Estate Agents
 8a, High Street, Lychett Matravers, BH16 6BQ
 01202 018811
 info@mursells.co.uk