



18 Glebe Road, Lytchett Matravers, Poole, Dorset. BH16 6EH

- Detached Bungalow
- Two Double Bedrooms
- Large Rear Garden
- Double Length Garage
- In Need of Refurbishment Throughout
- No Forward Chain



PROPERTY DESCRIPTION

Mursells Estate Agents are pleased to offer for sale this 2 bedroom detached bungalow in need of refurbishment/modernisation throughout in the picturesque village of Lytchett Matravers. Located just a short drive from the bustling town of Poole, Lytchett Matravers provides a perfect blend of village tranquility and accessibility to urban conveniences. Enjoy the serene countryside, excellent local schools, and a welcoming community.

The accommodation currently comprises two generous double bedrooms, spacious living room, kitchen/dining room and family bathroom.

Being one of the few remaining bungalows in Glebe Road that has not been redeveloped, the precedent exists for extension both outwards and upwards, or complete redevelopment of the site (subject to planning permission), providing the perfect opportunity for developers and renovators or a family looking to create a custom home tailored to their needs

There are expansive garden and patio areas and a double length garage presenting endless potential for landscaping and outdoor entertainment.

Don't miss out on this incredible opportunity to create a bespoke home in a sought-after location. Whether you're an experienced developer or looking for a personal project, this bungalow offers unlimited potential. Contact Mursells Estate Agents today to arrange a viewing.



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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