

FOR SALE

£450,000 Freehold



# 15 Old Chapel Drive, Lytchett Matravers, Poole, Dorset. BH16 6HA

- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Separate Dining Room
- Modern Shower Room
- Secluded Rear Garden
- Cul-de-Sac Location
- No Forward Chain





## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this charming detached bungalow located in a tranquil cul-de-sac within the highly sought after village of Lytchett Matravers with its array of local amenities and excellent schools. Offered for sale with No Forward Chain!

This delightful bungalow offers a spacious living room, a separate dining room, kitchen leading into a conservatory, three bedrooms and modern shower room with separate w.c.

Outside there is a private rear garden having patio area, ideal for barbecues/outdoor dining and large lawned area with mature trees and shrubs. To the front there is a driveway providing ample off road parking for several vehicles leading to a detached garage.

Although in need of some cosmetic updating, this wonderful bungalow in quiet and convenient location must be viewed internally to be fully appreciated. Book your appointment to view by contacting Mursells Estate Agents today!





## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Total Area: 96.0 m<sup>2</sup> ... 1033 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>69</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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