



Toy Cottage, Huntick Road, Lytchett Matravers, Poole, Dorset. BH16 6BB

- No Forward Chain
- Two-bedroom end-of-terrace mews cottage
- Built in 2012 with modern accommodation throughout
- Spacious living/dining room
- Conservatory providing additional living space
- Modern fitted kitchen with integrated appliances
- South-westerly facing, landscaped rear garden
- Two allocated off-road parking spaces
- Located in the centre of Lytchett Matravers village
- Close to local amenities, schools, and transport links



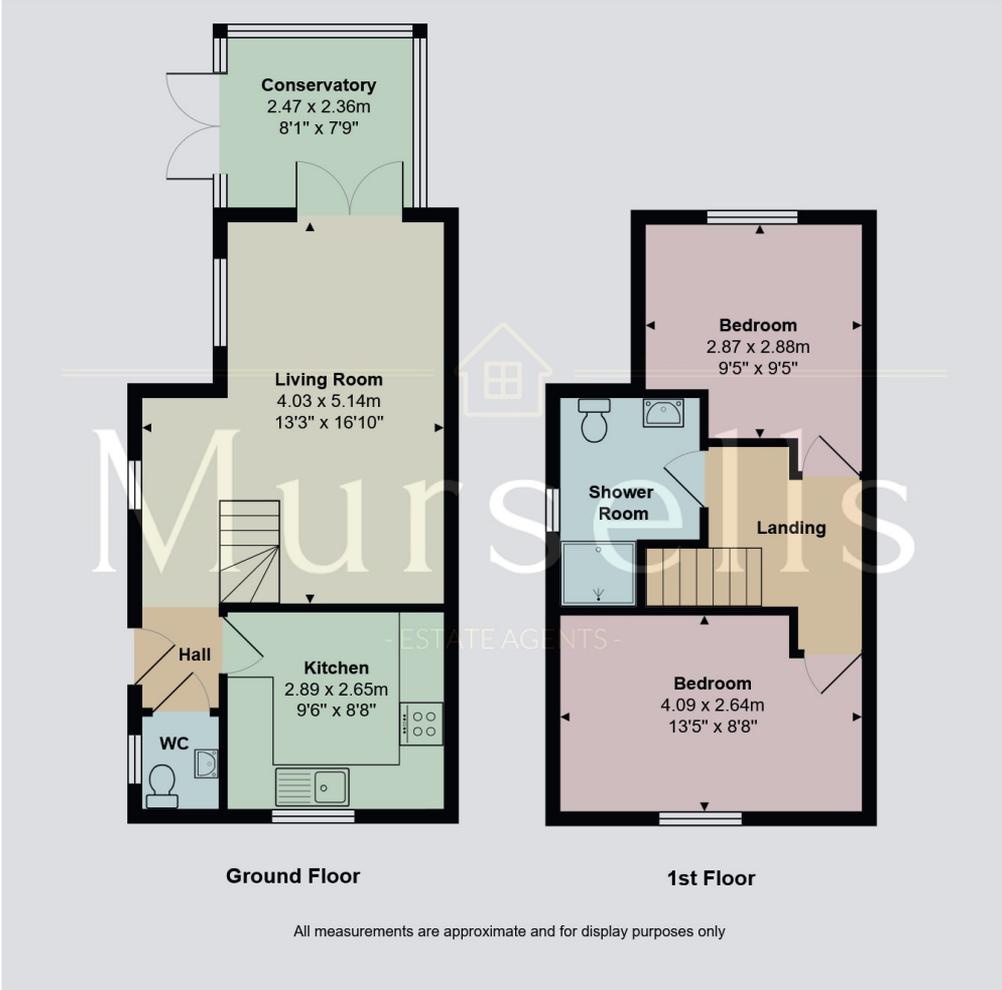
PROPERTY DESCRIPTION



ROOM DESCRIPTIONS



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	76	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		91
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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