



# 7 Anncott Close, Lytchett Matravers, Poole, Dorset. BH16 6BN

- End of Terrace House
- Three Bedrooms
- Spacious Living/Dining Room
- Modern Kitchen & Shower Room
- Attractive Rear Garden
- Garage in Nearby Block
- Central Village Location
- No Forward Chain



## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this three bedroom end of terrace house in the heart of Lytchett Matravers, close to all local shops and amenities.

This well-presented home has a spacious living/dining room with sliding patio doors leading out into the rear garden. The kitchen is well fitted with a wide range of base and wall units offering plenty of storage and worktop space.

Upstairs there are two spacious double bedrooms and the third bedroom is a good size single room. The shower room is fitted with a modern white suite comprising w.c., quadrant shower cubicle and wall hung wash hand basin.

The attractive west-facing rear garden is a real highlight, offering a peaceful and private outdoor area to unwind, entertain, or enjoy the sun late into the evening. The garden is low maintenance being mainly paved with mature shrubs and plant borders.

Additional benefits include a garage located in a nearby block and is offered for sale with no forward chain.

Don't miss your chance to own this spacious and conveniently located home in the heart of Lytchett Matravers. Book your appointment to view by contacting Mursells Estate Agents today!



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</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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