



BEXINGTON, LIME KILN ROAD, LYTCHELT MATRAVERS, POOLE, DORSET, BH16 6EL
£400,000 FREEHOLD

A SPACIOUS 2 DOUBLE BEDROOM DETACHED BUNGALOW WITH GREAT SCOPE FOR REFURBISHMENT (STPP) AND NO FORWARD CHAIN.

SUMMARY:

Set in the heart of a popular village, the property was built by our clients in 1960 and has remained in the family since new. It is now being sold with a reduced area of garden, and there is scope to extend or carry out a roof conversion, subject to the necessary planning consents. It is connected to all mains services, and benefits from gas central heating and double glazing.

AT A GLANCE

- - Marketed by Christopher Batten Estate agents
- - 2 double bedrooms
- - In need of modernisation
- - NO FORWARD CHAIN
- - Scope for extension, STPP



DESCRIPTION:

An arched covered entrance porch with glazed door leads to the reception hall (with airing cupboard and loft). Further glazed double doors open through to an L-shaped living room featuring a stone open fireplace, and 2 patio doors to the rear terrace. The kitchen/breakfast room comprises a maple-coloured units, granite worktops, a number of appliances, and a side door giving access to a covered passageway (with door to the garage.) There are 2 double bedrooms, a shower room and a separate WC.

A 5-bar gate gives access to a gravelled driveway providing ample off road parking and leading to a carport and a garage (with up-and-over door, lighting, power points and potting shed area.). Access at the side of the property leads to the wide rear garden which has a depth of about 7.5 metres with a raised terrace and much scope for landscaping.



LOCATION:

Lytchett Matravers has shops including a Tesco Express, a doctors' surgery, a library and a primary school. Secondary education is available in the village of Lytchett Minster which is about 2 miles away. The village has 2 pubs, The Chequers and The Rose & Crown, and a village hall with views of Poole Harbour. The town of Poole, which has a mainline rail link to London Waterloo, is easy accessible by road.

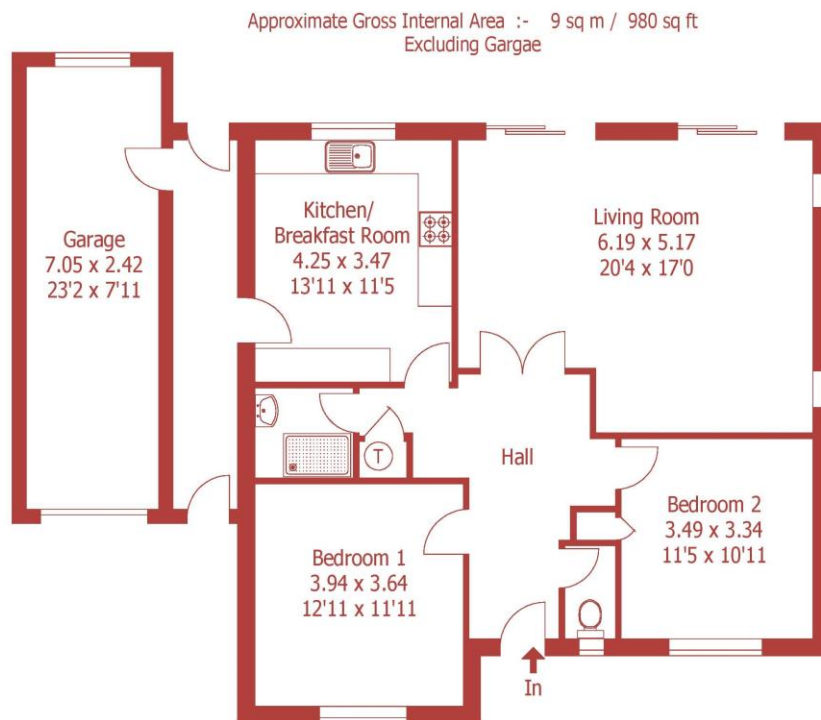
COUNCIL TAX:

Band E

DIRECTIONS:

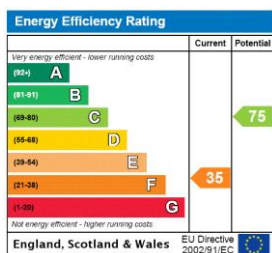
From the Roundhouse roundabout at Sturminster Marshall, join the A350 towards Poole. After about 2.5 miles, having passed through Coombe, turn right at the crossroads, signposted to Lytchett Matravers. Proceed along Wimborne Road which becomes Lime Kiln Road as you enter the village. Proceed past the right hand turning to Castle Farm Road, and, after a short distance, the bungalow can be found on the left hand side.





For identification purposes only, not to scale, do not scale
Drawn using existing drawings and dimensions

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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Wimborne | 01202 841171 |

christopherbatten.co.uk

