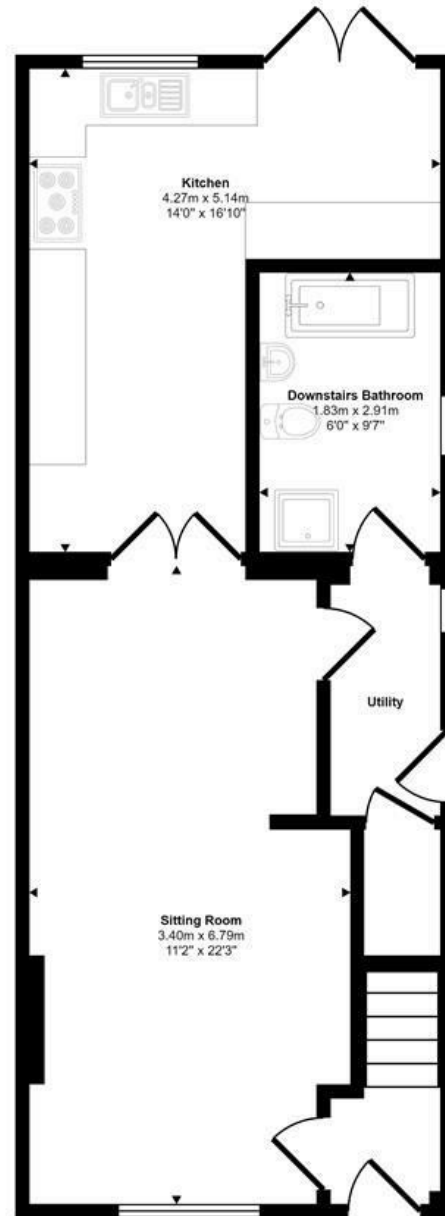
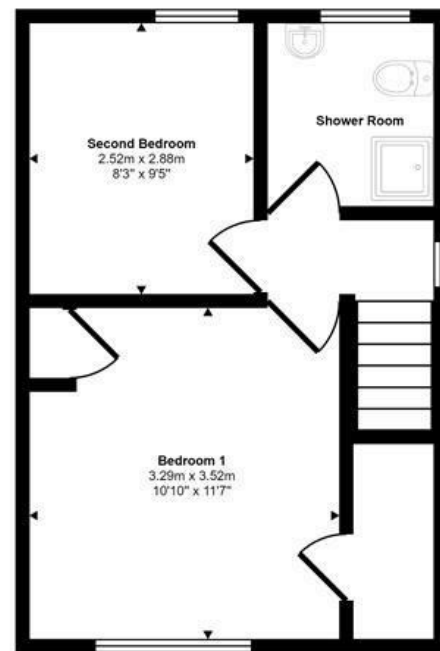


Approx Gross Internal Area  
80 sq m / 864 sq ft



Ground Floor  
Approx 52 sq m / 558 sq ft



First Floor  
Approx 28 sq m / 305 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Manor Road Milborne Port

Asking Price  
£238,000

A great opportunity to get a foot on the housing ladder with this two double bedroom semi detached home, which has been extended and re-configured to provide spacious living space and is offered for sale with the bonus of no onward chain. The property is situated close to the heart of the well served popular Somerset village of Milborne Port, which caters well for everyday essentials with a butchers, Co-op store, fish and chip shop, doctor's surgery and pharmacy. There is also a vets, primary school, high end restaurant and public houses. Just three miles away is the historic town of Sherborne where there is a mainline railway station.

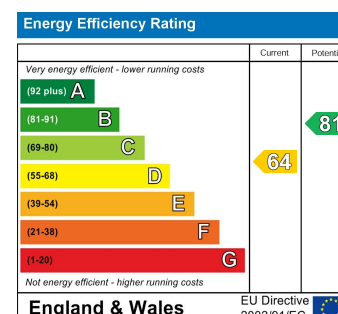
The property has been owned by our sellers for the last twenty five years. During this time it has been a much loved and enjoyed home and in recent years a very successful investment for the rental market. It has benefitted from an extension to the rear, which has created a generously sized kitchen, which is fitted with contemporary units and some built in appliances. The foundations were future-proofed for further first floor development - subject to the necessary permissions. The property boasts not one, but two bathrooms - a rare find in properties of this size and ensues convenience and comfort for all residents and guests. With plenty of space for a dining table and chairs in the large reception room, entertaining family and friends will be easy and the open fire in the sitting area adds a touch of cosiness, perfect for after dinner coffee and those chilly evenings.

One of the highlights of this property is the large garden, a blank canvas waiting for your personal touch. Imagine summer barbecues, gardening projects, or simply relaxing in the sunshine - the possibilities are endless. There is also a shed with power provides extra storage space or could be transformed into a workshop for those with a creative flair.

Viewing is essential to appreciate what is on offer.

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**The Property  
Accommodation**

**Inside**

**Ground Floor**

The property is accessed from the front via a wrought iron gate that opens to a path leading to the front door and side of the house. The front door opens into the entrance hall and is fitted with wood effect flooring plus stairs rising to the first floor and door into a spacious reception room. This enjoys an outlook over the frontage and boasts an open fireplace with an impressive timber surround and black grate. There is plenty of room for a dining table. The floor is laid to wood effect laminate flooring. A door opens to the side lobby, which has access to the large understairs storage cupboard and bathroom, as well as a door to the side of the house. The bathroom is fitted with a modern suite consisting of corner shower cubicle with mains shower and choice of hand held or monsoon shower head, combination unit of low level WC and vanity wash hand basin plus double ended bath with central swan neck mixer tap and pull out hand held shower attachment. The floor is laid to tiles. From the reception room double doors open into a good sized L shaped kitchen. There are plenty of soft closing floor and eye level cupboards with counter lighting under, separate drawer units including deep pan drawers. Generous amount of work surfaces with matching splash back

and one and half bowl sink and drainer with swan neck mixer tap. There is space and plumbing for a washing machine plus space for a tumble dryer and American style fridge/freezer. There is an integrated dishwasher and dual fuel range style cooker. The floor is laid to tiles. The kitchen enjoys an outlook over the rear garden and has double doors opening to the rear.

**First Floor**

There is access to the loft space from the landing and doors to all rooms. The main bedroom enjoys an outlook to the front and has a large built in wardrobe with hanging rails and shelves plus a further storage cupboard. The second bedroom is also a double size and overlooks the rear garden with treetop views in the distance. There is also a shower room fitted with a vanity wash hand basin, low level WC and corner shower cubicle with mains shower and choice of shower head. The floor is laid to tiling.

**Outside**

**Garden and Parking**

The front garden has been laid to stone chippings for ease of maintenance. A path leads along the side of the house to the rear garden. From the back of the house gentle steps rise to a paved seating area with path leading down the centre of the garden to the rear gate. To either side of the path the garden is laid to lawn plus a decked seating area at the bottom of the

garden where there is a children's Wendy house and shed with light and power. The gate opens to a parking area with space for one to two cars and is accessed via a track at the end of the road on the right hand side.

**Useful Information**

- Energy Efficiency Rating D
- Council tax Band B
- uPVC Double Glazing
- Gas Fired Central Heating from a Combination Boiler
- Mains Drainage
- Freehold
- No Onward Chain

**Directions**

**From Sherborne**

Leave Sherborne via the A30 heading towards Shaftesbury. On arriving in the village of Milborne Port - just after the garage, turn left onto Gainsborough and take the fourth turning right into Manor Road. The property will be found on the right hand side. Postcode DT9 5BN

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.