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Albert Row, Sherborne

6

Albert Row
Sherborne
Dorset DT9 3JR

This two bedroom terraced property is conveniently located a short distance from Sherborne's amenities. With an enclosed rear garden and charming features throughout the property is in need of modernisation.



- Two bedroom character property
 - Town centre location
- Charming period features throughout
 - No onward chain
- Enclosed garden to the rear
 - Council Tax Band: B

Offers In Excess Of **£220,000**
Freehold

Sherborne Sales
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ACCOMODATION

This charming property offers a well-appointed kitchen, fitted with a range of wooden wall, base, and drawer units, complemented by a classic ceramic Belfast sink. There is space and plumbing in place for a cooker, washing machine, and fridge freezer. The kitchen also houses the gas boiler.

Beyond the kitchen lies the first reception room, featuring an open fireplace, radiator, and stairs leading to the first floor.

A wooden door leads through to a living room, complete with a built-in cupboard, radiator, and a second open fireplace.

Located at the rear of the property, the conservatory is filled with natural light with a door providing direct access to the rear garden.

The family bathroom is also located on the ground floor.

Stairs from the entrance hall rise to the first-floor landing, which offers access to both bedrooms and the loft space. The spacious main bedroom enjoys original wooden flooring, another attractive period fireplace, a radiator, built-in shelving. The second bedroom is situated at the front of the property and features a charming period fireplace.

GARDEN

From the conservatory you come to the rear garden which is mostly laid to gravel. There is a pathway leading to a gate at the bottom of the garden where a pathway provides pedestrian access to the row

of terraced houses. The garden is enclosed and has areas of greenery containing mature shrubs, bushes and flowers.

SITUATION

The house is about 5 minutes' walk to the main shopping street, where there are a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

MATERIAL INFORMATION

Mains gas, electricity, water and drainage
Gas central heating

Broadband - Ultrafast broadband is available.
Mobile phone signal is available at the property, for further information please see www.ofcom.org.uk
Dorset Council
Council Tax Band: B

This property is situated within a conservation area.

SITUATION

The property lie within close proximity to the main shopping street, where there are a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

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DIRECTIONS

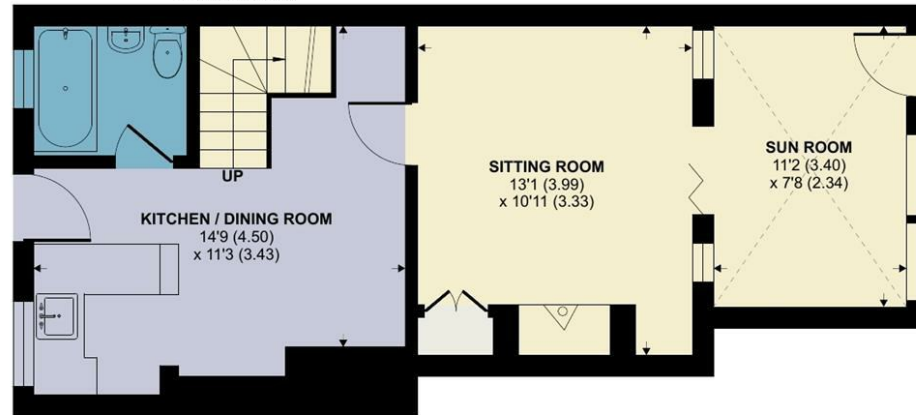
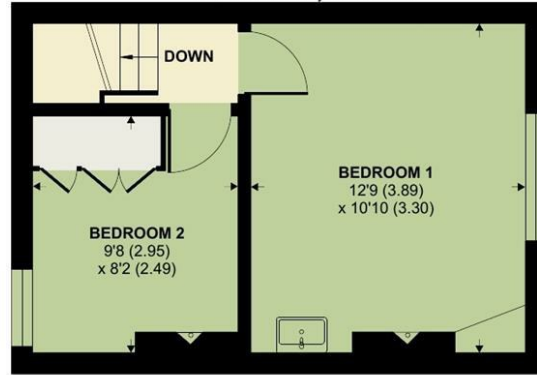
What3words - [///fled.justifies.darts](https://www.what3words.com/)



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Approximate Area = 716 sq ft / 67 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 870885



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F	67	67	
(1-30) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Sherb/KS/0925



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