

# Rolfe East



69 St. Pauls Green, Sherborne, Dorset, DT9 4DY

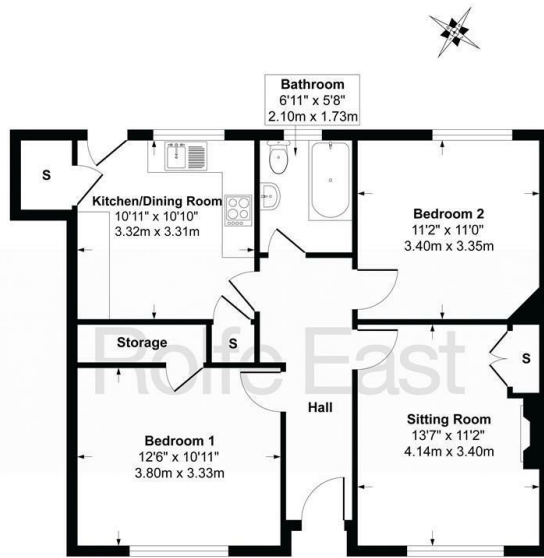
Price Guide £135,000

- LARGE GROUND FLOOR GARDEN FLAT WITH TWO GENEROUS DOUBLE BEDROOMS.
- 60' PRIVATE REAR GARDEN PLUS OFF ROAD DRIVEWAY PARKING.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- POPULAR CUL-DE-SAC LOCATION A SHORT WALK FROM THE TOWN CENTRE.
- REQUIRES GENERAL MODERNISATION.
- 96 YEARS LEFT ON THE LEASE.
- 713 SQUARE FEET.
- VACANT - NO FURTHER CHAIN.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935814929

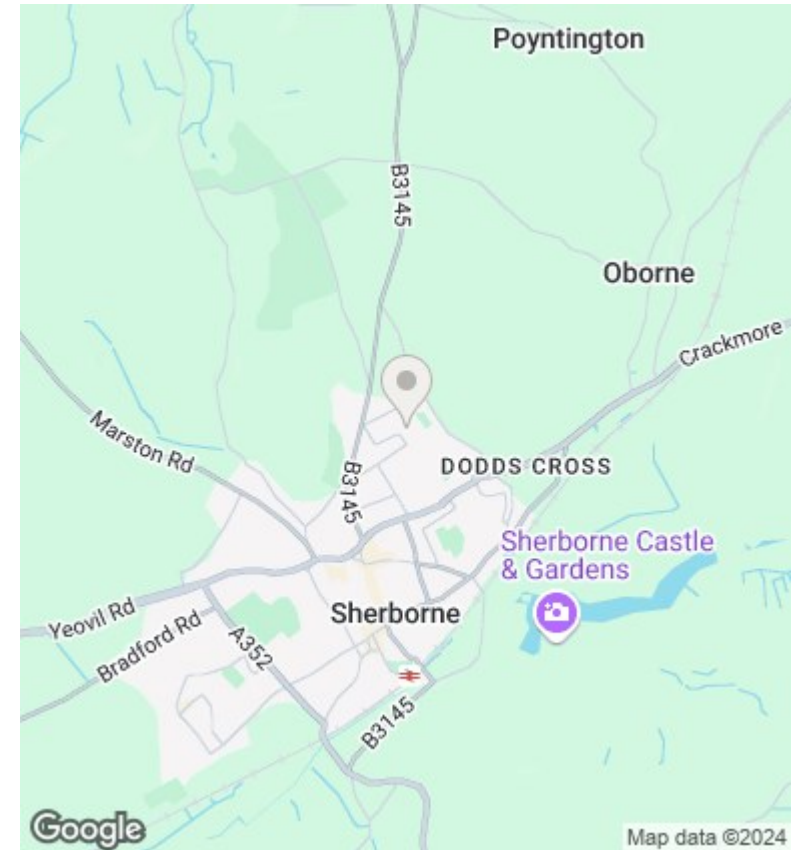
sherborne@rolfe-east.com  
<https://www.rolfe-east.com/>

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Floor Plan  
Approximate Floor Area  
713 sq.ft  
(66.26 sq.m)

Approximate Gross Internal Floor Area 713 sq. ft / 66.26 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

Viewings by arrangement only.  
Call 01935814929 to make an appointment.

## Council Tax Band

A

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	