

# Rolfe East



## Mulberry Gardens, Sherborne, DT9

Guide Price £244,000

- DECEPTIVELY SPACIOUS (1054 square feet) EXTENDED MID-TERRACE HOUSE.
- THREE GENEROUS BEDROOMS AND FIRST FLOOR FAMILY BATHROOM.
- COUNTRYSIDE AND VALLEY WALKS FROM THE FRONT DOOR.
- NO FURTHER CHAIN.
- GENEROUS LEVEL GARDENS - REAR ARRANGED FOR LOW MAINTENANCE PURPOSES.
- PARKING FOR RESIDENTS ON A FIRST-COME-FIRST-SERVED BASIS.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- REAR GARDEN BOASTS A SUNNY SOUTH EASTERLY ASPECT.
- TOP RESIDENTIAL ADDRESS IN 'COOMBE' - ONE OF SHERBORNE'S BEST KEPT SECRETS.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED WARM AIR CENTRAL HEATING.

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

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

NO FURTHER CHAIN. '20 Mulberry Gardens' is a substantial (1054 square feet), mature, extended terraced house situated in a fantastic residential address, fronting on to a safe traffic-free walkway. Coombe is one of Sherborne's top addresses, boasting excellent country lane walks from the front door including the local, picturesque valley on Sandford Orcas Road. Ideal as you do not need to put the children or the dogs in the car! Also, this property is only a ten-minute walk to the historic town centre and mainline railway station to London. The house boasts generous front and rear, level gardens arranged for low maintenance purposes with the rear garden boasting a sunny south easterly aspect. There is off road parking for the local residents on a first-come-first-served basis. The house is in a good decorative order throughout and boasts uPVC double glazing and gas fired warm air central heating. The deceptively spacious accommodation comprises entrance reception hall, sitting room, open plan kitchen / breakfast room, conservatory / garden room, utility cupboard and ground floor WC / Cloakroom. On the first floor there is a landing area, three generous bedrooms and a family bathroom. Please note: This property is constructed of a concrete panel system and therefore is deemed as non-standard construction. Some mortgage lenders may refuse to lend on this property. It is a short walk to the historic town of Sherborne with its superb boutique



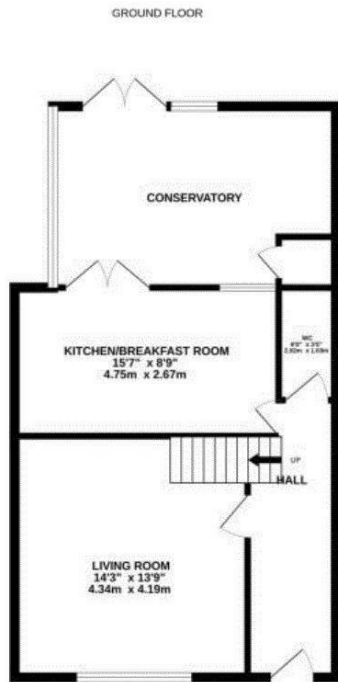
Council Tax Band: B





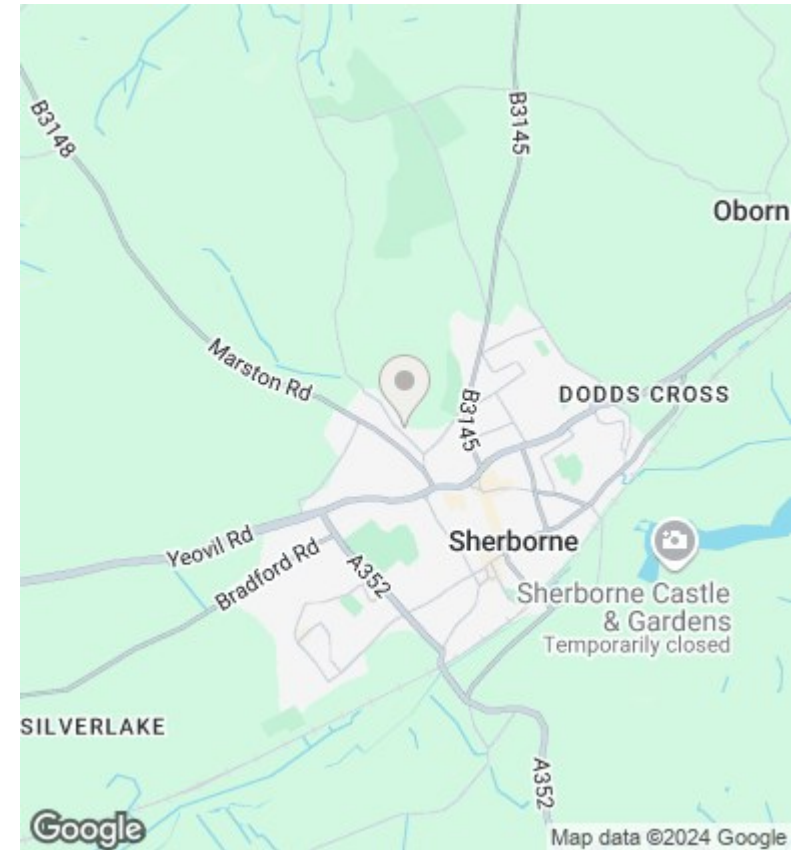
high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.





Total Area: 98 m<sup>2</sup> 1054.86 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>61</b>
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	