



**Connells**

Marsh House Osborne Road  
Sherborne





### Property Description

Offered to the market with NO ONWARD CHAIN is this detached family home comprising of lounge, separate dining room and kitchen, downstairs cloakroom and utility room on the ground floor. On the first floor there are three bedrooms and family bathroom. Outside the rear garden is laid to lawn with storage sheds.

#### Entrance Hall

Door to the front, stairs to the first floor, under stairs cupboard and a radiator.

#### Lounge

12' x 11' max ( 3.66m x 3.35m max )  
Double glazed window to the side, open fireplace and a radiator.

#### Dining Room

12' 2" x 11' max ( 3.71m x 3.35m max )  
Double glazed window to the side, television aerial point and a radiator.

#### Side Lobby

Door to the side, access to the kitchen, utility room and down stairs cloakroom.

#### Kitchen

10' x 7' 4" ( 3.05m x 2.24m )  
Double glazed window to the rear, fitted kitchen with wall and base units, work surfaces, stainless steel sink and drainer, work surfaces, electric and gas cooker points, extractor fan and a radiator.

#### Larder Cupboard

4' 11" x 3' 11" ( 1.50m x 1.19m )  
Double glazed door to the rear and fitted shelving.

## Utility Room

10' 9" x 5' 10" ( 3.28m x 1.78m )

Double glazed window to the side, wall mounted cupboards, plumbing for a washing machine, space for a fridge/freezer, belfast sink, electric meter and consumer unit.

## Cloakroom

5' x 4' 3" ( 1.52m x 1.30m )

Double glazed window to the side, WC, wash hand basin and a radiator.

## Landing

Double glazed window to the front, access to the loft and an airing cupboard housing the gas central heating boiler.

## Bedroom One

11' plus door recess x 10' 7" ( 3.35m plus door recess x 3.23m )

Two double glazed windows to the front, radiator in door recess and access to the loft.

## Bedroom Two

12' 1" x 11' max ( 3.68m x 3.35m max )

Double glazed window to the side, wash hand basin and a radiator.

## Bedroom Three

12' x 11' 1" max ( 3.66m x 3.38m max )

Double glazed window to the side, fitted wardrobe to the side of the chimney breast and a radiator.

## Bathroom

7' 7" x 6' 3" ( 2.31m x 1.91m )

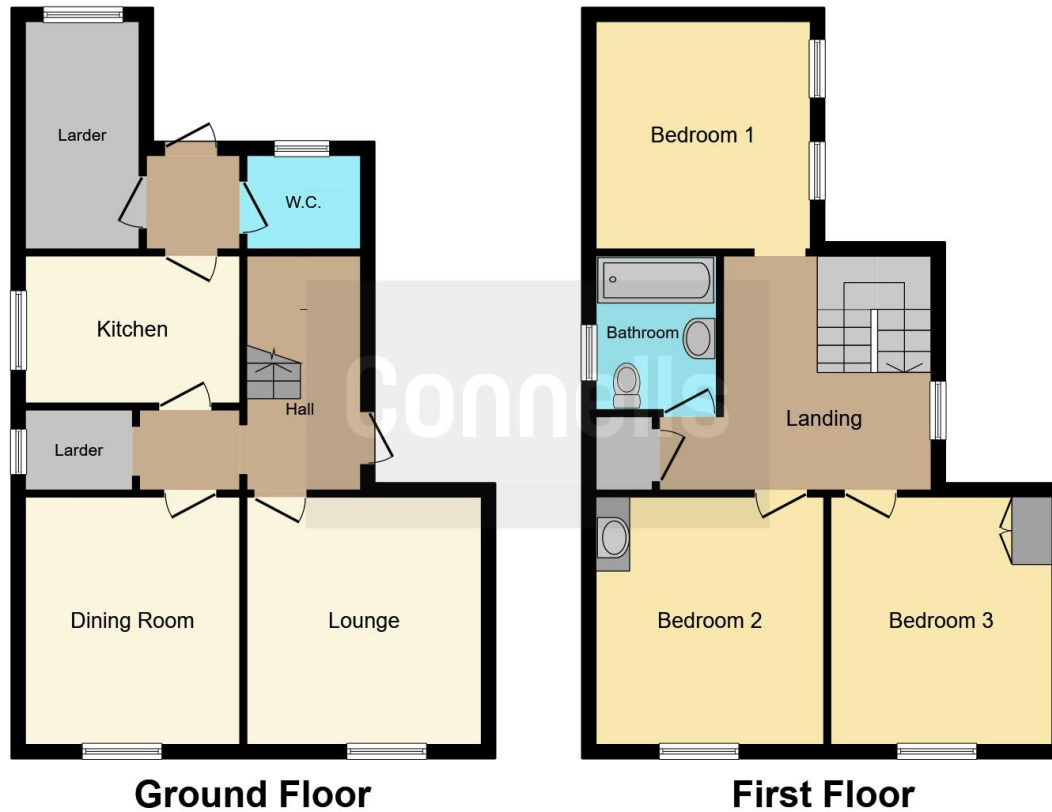
Double glazed window to the rear, bath with a shower over, WC, wash hand basin with tiling to splash back, extractor fan and a radiator.

## Garden

The garden is laid to lawn with storage sheds.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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