





Clanfield  
Sherborne DT9 6BE

for sale offers in excess of  
**£230,000**



### Property Description

Connells are pleased to offer to the market this three bedroom semi-detached house with NO ONWARD CHAIN. Situated in the sought after town of Sherborne in a quiet cul-de-sac with lounge and kitchen on the ground floor, three bedrooms and shower room on the first floor. Outside is an enclosed garden to the rear with lovely countryside views and a garage accessed from the garden.

### Entrance Porch

Door to the front, small window, built in cupboard with metal electric box.

### Lounge

16' 1" x 12' 2" ( 4.90m x 3.71m )

Double glazed window to the front, fireplace, door from the porch, stairs to the first floor and a radiator.

### Kitchen

12' 1" x 9' 9" ( 3.68m x 2.97m )

Double glazed window to the rear, door to the rear, fitted kitchen with wall and base units, built in oven and hob, plumbing for a washing machine, sink and drainer and the gas central heating boiler.

### Bedroom One

11' 10" max x 9' 8" max ( 3.61m max x 2.95m max )

Double glazed window to the front, large built in wardrobe, airing cupboard housing the hot water tank, radiator and access to the loft.

### Bedroom Two

9' 10" x 8' 10" max ( 3.00m x 2.69m max )

Double glazed window to the rear with views across countryside and a radiator.

### Bedroom Three

10' x 6' ( 3.05m x 1.83m )

Double glazed window to the rear with lovely views to the rear, shelving and a radiator.

## Bathroom

Double glazed window to the side, a newly renovated bathroom with shower, WC and a wash hand basin.

## Rear Garden

The enclosed rear garden is mainly laid to lawn with a patio seating area and lovely views across countryside.

## Garage

16' 6" x 10' 2" max ( 5.03m x 3.10m max )

Door from the garden into the garage which has vaulted ceiling, power and a double glazed window to the garden.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01935 812 155**  
**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
 SHERBORNE DT9 3BJ

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SHR306221](http://connells.co.uk/Property/SHR306221)**



Tenure: Freehold



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