

for sale

offers in excess of **£160,000**



Old Tannery Way Milborne Port SHERBORNE DT9 5GA

Set in the village location of Milborne Port is this two bedroom apartment on the ground floor, with an allocated parking space, open plan living space, two bedrooms, bathroom and ensuite to the master bedroom. Contact us today to arrange a viewing.



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Entrance Hall

Two cupboards, one housing the consumer unit and electric meter, timber door to the side, intercom, telephone point and a radiator.

Open Plan Living Space

24' 9" x 13' 8" max (7.54m x 4.17m max)

Lounge Area

Double glazed juliet balcony window to the front, radiator, telephone point and a television aerial socket.

Kitchen

Fitted kitchen with wall and base units, stainless steel sink and drainer, integrated electric oven and gas hob, cookerhood, space for a fridge/freezer and an integrated washing machine.



Bedroom One

15' 6" max x 8' 6" (4.72m max x 2.59m)

Double glazed window to the front, television aerial socket, telephone point and a radiator.

Ensuite

7' 2" x 4' 8" max (2.18m x 1.42m max)

Shower cubicle, WC, wash hand basin, shaver point and an extractor fan.

Bedroom Two

10' 6" plus door recess x 8' 4" (3.20m plus door recess x 2.54m)

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

Bathroom

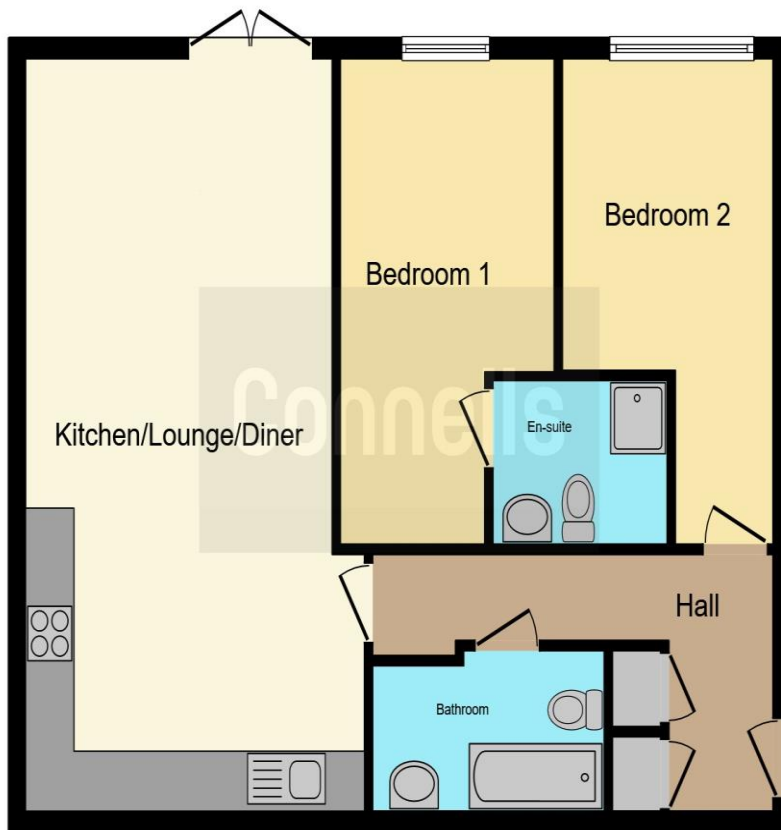
9' 2" max x 5' 2" max (2.79m max x 1.57m max)

Bath with mixer taps and a shower attachment, WC, wash hand basin, shaver point, extractor fan and a radiator.

Parking

One allocated parking space with the property.





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

To view this property please contact Connells on

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92 Cheap Street
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Property Ref: SHR306247 - 0004

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/SHR306247

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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