

for sale

£270,000



Amors Drove Sherborne DT9 4FB

Well-presented three-bedroom end of terrace home offered with no onward chain, featuring a downstairs W/C, en-suite to the master bedroom, allocated parking and **currently leasehold but changing to freehold upon completion.**



# Amors Drove Sherborne DT9 4FB

## Entrance Hall

UPVC door to the front, stairs to the first floor, cupboard, telephone point and a radiator.

## Cloakroom

Double glazed window to the front, WC, wash hand basin and a heated towel rail.

## Lounge

Double glazed windows to the front and side, under stairs cupboard, television aerial socket, telephone point, USB socket and a radiator.



## Kitchen

Double glazed window and french doors to the rear, fitted kitchen with wall and base units, work surfaces, plumbing for a washing machine, space for a fridge/freezer, stainless steel sink and drainer, electric cooker point, radiator and the wall mounted gas central heating boiler.

## Landing

Airing cupboard and access to the loft.

## Bedroom One

Double glazed window to the front, cupboard over the stairwell, television aerial socket, USB sockets and a radiator.

## Ensuite

Double glazed window to the front, shower cubicle, WC, wash hand basin, extractor fan and a radiator.

## Bedroom Two

Double glazed window to the rear, television aerial socket and a radiator.

## Bedroom Three

Double glazed window to the rear, television aerial socket and a radiator.

## Bathroom

Double glazed window, bath with mixer taps and shower attachment, wash hand basin with vanity unit under, WC, shaver point, heated towel rail and an extractor fan.

## Parking

Allocated parking to the rear of the property.

## Front

To the front there is a small gravel under window.

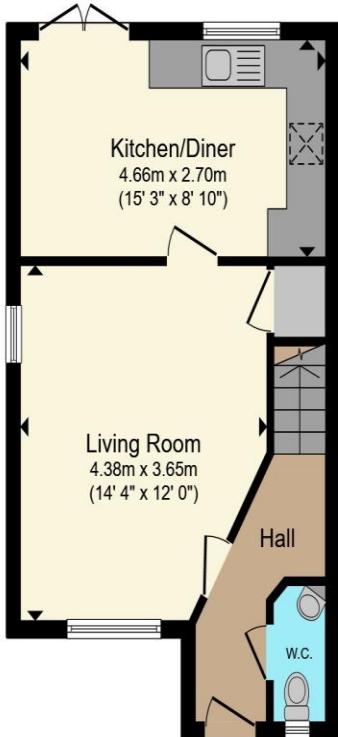
## Rear Garden

To the rear, is decking with an area laid to lawn, gate to the rear and a timber shed to the side.

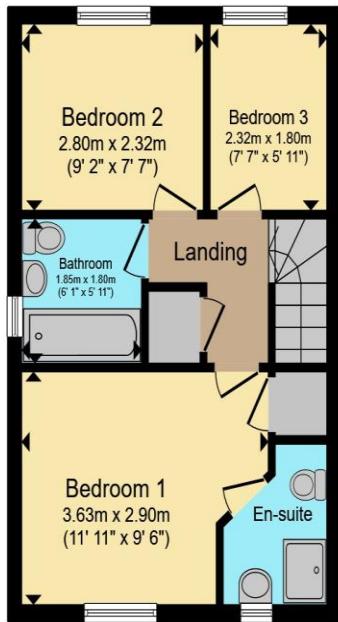
## Agents Note

The property is currently leasehold, but will become freehold on completion of the sale.





**Ground Floor**



**First Floor**

Total floor area 70.4 m<sup>2</sup> (758 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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

92 Cheap Street  
SHERBORNE DT9 3BJ

Property Ref: SHR306543 - 0006

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/SHR306543](http://www.connells.co.uk/Property/SHR306543)**

This is a Leasehold property with details as follows; Term of Lease 20 years from 19 Apr 2016. Should you require 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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