



**Connells**

Mampitts Lane  
Shaftesbury



### Property Description

Connells are delighted to offer to the market this three bedroom mid-terrace town house in the town of Shaftesbury with an extended kitchen to the rear of the property, lounge and downstairs cloakroom, double garage and garden to the rear. Three bedrooms with ensuite to the master bedroom. Call today to arrange a viewing.

#### Entrance Hall

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

#### Cloakroom

WC, wash hand basin, extractor fan and a radiator.

#### Lounge

13' 4" x 12' 1" ( 4.06m x 3.68m )  
Double glazed window to the front and a radiator.

#### Kitchen

22' 5" max x 19' 7" max ( 6.83m max x 5.97m max )  
Window to the rear, two velux windows, door to the garden, fitted kitchen with wall and base units and an island, double oven and gas hob, integrated dishwasher, integrated fridge, sink and drainer and a radiator.

#### Landing

Window to the front, cupboard and a radiator.

#### Bedroom Two

12' 1" x 11' 6" ( 3.68m x 3.51m )  
Double glazed window to the rear, fitted wardrobe and a radiator.

### **Bedroom Three**

12' 1" x 10' ( 3.68m x 3.05m )  
Double glazed window to the front and a radiator.

### **Second Floor Landing**

Access to the loft and a radiator.

### **Bathroom**

Bathroom which was fitted brand new this year with double glazed window to the rear, bath with mixer taps and a shower over, WC, wash hand basin, shaver point, heated towel rail and an extractor fan.

### **Bedroom One**

21' 2" into bay window x 13' 6" max ( 6.45m into bay window x 4.11m max )  
Main bedroom with restricted head height, double glazed bay window to the front, velux window and built in wardrobe.

### **Ensuite**

Velux window, double shower, WC, wash hand basin, extractor fan, shaver point and a radiator.

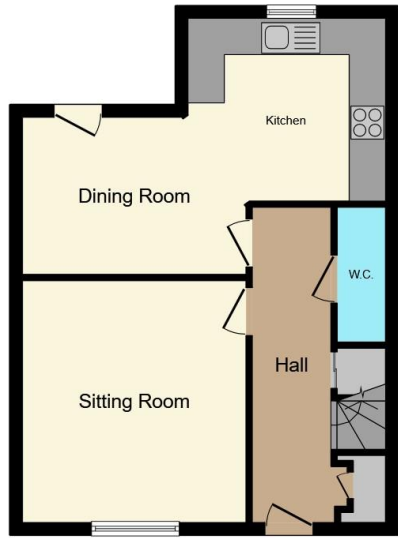
### **Garden**

A fully enclosed rear garden with paving, a gate for rear access and access to the double garage.

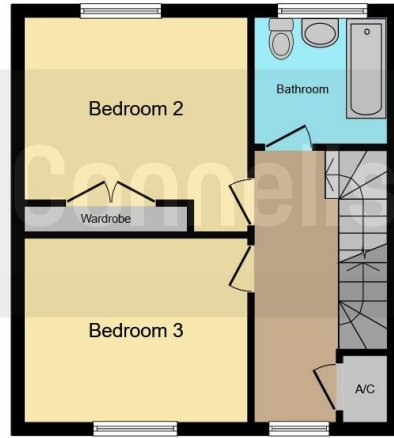
### **Double Garage**

17' 5" x 17' 1" ( 5.31m x 5.21m )  
Plumbing for a washing machine, electricity and water supply and a door into the garden.

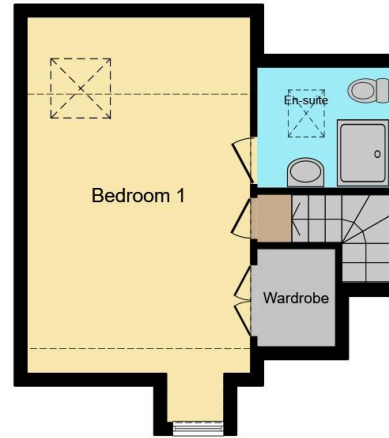




**Ground Floor**



**First Floor**



**Second Floor**



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.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SFT305097](http://connells.co.uk/Property/SFT305097)**

Tenure: Freehold



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