



Connells

Mampitts Lane
Shaftesbury



Property Description

With no forward chain, this beautifully presented three double bedroom property has so much to offer. The light and spacious property is set over three floors. The ground floor offers a cloakroom, access to the integral garage and modern kitchen diner with access into the South facing garden. On the first floor is the large and versatile lounge with Juliet balcony and a double bedroom with ensuite. Finally on the top floor are two further bedrooms, one with an ensuite and the other has access to the family bathroom. Driveway parking for 2 vehicles at the front.

This property is perfect for a family, first time buyers or even buy to let investors having previously been tenanted. Call now to arrange your viewing.

Entrance Hall

Double glazed door to front, door to garage, stairs going to first floor landing with under stair cupboard, radiator, carpet and telephone point.

Cloakroom

Double glazed window to front, wash hand basin, low level WC, radiator, tiling to all splash prone areas.

Kitchen

15' 9" x 10' 4" (4.80m x 3.15m)

Double glazed window to rear, double glazed patio doors to garden, fitted kitchen comprising of wall and base units, work surface incorporating stainless steel sink and drainer, electric oven and gas hob, overhead cooker hood, plumbing for washing machine, integral dishwasher, space for fridge freezer, central heating boiler and radiator.

First Floor Landing

Stairs from entrance hall and stairs to second floor landing.

Lounge

16' 11" max x 15' 5" max (5.16m max x 4.70m max)

Located on the first floor. Double glazed window to rear, double glazed patio doors for Juliet balcony, radiator and television point.

Bedroom Two

15' 6" x 9' 10" (4.72m x 3.00m)

Located on the first floor. Double glazed windows with Juliet balcony and radiator.

Ensuite

Shower cubicle, wash hand basin, low level WC, ex-tractor fan, shaver point and radiator

Second Floor Landing

Bedroom One

15' 6" x 9' 10" (4.72m x 3.00m)

Located on the second floor. Double glazed window to rear and radiator and restricted head height.

Ensuite

Shower cubicle, wash hand basin, low level WC, ex-tractor fan, shaver point and radiator

Bedroom Three

15' 4" x 9' 4" (4.67m x 2.84m)

Located on the second floor. Double glazed window to front, radiator and loft access and restricted head height.

Bathroom

Bath, wash hand basin, ex-tractor fan, low level WC, shaver point, tiling to all splash prone areas.

Outside

Rear Garden

Mainly laid to lawn, shed, fully enclosed with gate to rear, patio and outside tap

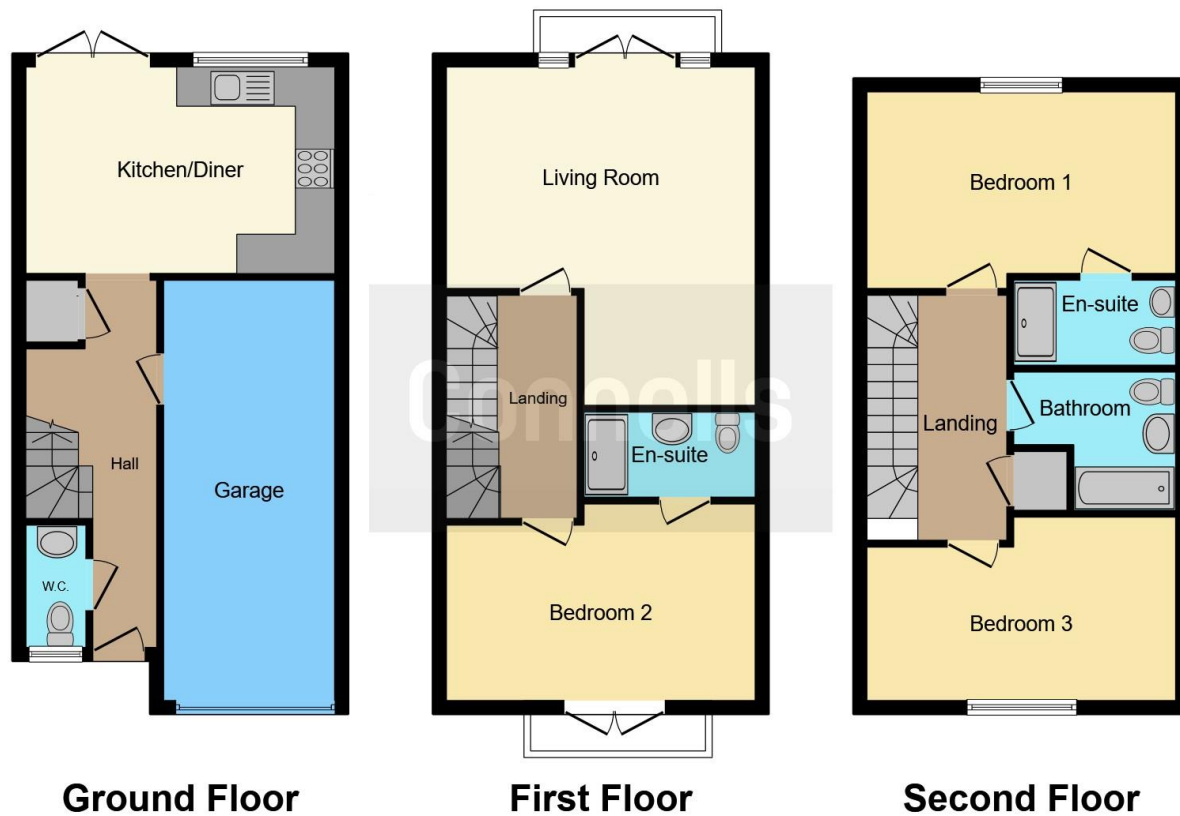
Garage

Up and over doors, power and lighting, door leading to entrance hall.

Parking

Driveway with space for two vehicles.





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: B

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Tenure: Freehold



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