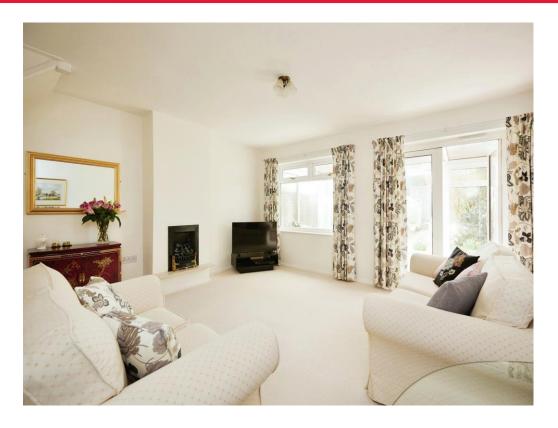


Connells

Sweetmans Road Shaftesbury

# Sweetmans Road Shaftesbury SP7 8EH







## **Property Description**

Three bedroom mid-terrace house presented to a high standard with lounge, kitchen and conservatory on the ground floor, three bedrooms and family bathroom on the first floor. Outside there is a garage and parking for one car and fully enclosed rear garden.

#### **Entrance Porch**

Door to the front, double glazed window, tiled flooring and the gas central heating boiler.

#### **Entrance Hall**

Door to the front, stairs to the first floor, cupboard and a radiator.

#### Kitchen

10' 2" x 9' 8" ( 3.10m x 2.95m )

Double glazed window to the front, fitted kitchen with wall and base units, worktops, stainless steel sink and drainer, plumbing for a washing machine, electric oven and grill, electric hob and a cooker hood.

# Lounge

16' x 14' 7" ( 4.88m x 4.45m )

Double glazed window to the rear, double glazed patio doors to the rear, gas fire and a radiator.

## Conservatory

14' 7" x 7' 6" ( 4.45m x 2.29m )

UPVC conservatory with double glazed windows to the rear and side, sliding doors to the rear, tiled flooring and lighting.

# Landing

Stairs from the entrance hall, cupboard and access to the loft.

#### **Bedroom One**

11' 5"  $\max x$  9' 7"  $\max$  ( 3.48m  $\max x$  2.92m  $\max$  ) Double glazed window to the front, wall light and a radiator.

### **Bedroom Two**

13' 4" max x 9' 7" max ( 4.06m max x 2.92m max ) Double glazed window to the rear, laminate flooring and a radiator.

### **Bedroom Three**

 $8'\,5"\,x\,7'\,8"$  (  $2.57m\,x\,2.34m$  ) Double glazed window to the rear, laminate flooring and a radiator.

#### Bathroom

Double glazed window to the front, bath with mixer taps and shower over, WC, wash hand basin, tiling to splash back and a heated towel rail.

# **Parking**

Parking for one car and garage accessed from a door in the rear garden.

#### Rear Garden

Private enclosed rear garden laid to lawn with patio, mature beds and shrubs, cherry tree, large shed and a gate to the rear.







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

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Tenure: Freehold





<sup>1.</sup> 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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**EPC Rating: Awaited**