



Connells

Legg Road  
Shaftesbury



### Property Description

Set in the popular town of Shaftesbury this two bedroom semi-detached house is one not to be missed. Downstairs there is a kitchen, lounge/diner and downstairs cloakroom. Upstairs are two bedrooms, bathroom and further ensuite to the main bedroom. Outside there is a low maintenance garden to the rear with a summer house and two allocated parking spaces.

#### Entrance Hall

Double glazed door to the front, cupboard housing the gas central heating boiler, telephone point and a radiator.

#### Cloakroom

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

#### Kitchen

9' 8" x 7' ( 2.95m x 2.13m )

Double glazed window to the front, fitted kitchen with wall and base units, under counter lights, work surfaces, stainless steel sink and drainer with waste disposal unit, electric oven and gas hob, cooker hood, washer/dryer and plumbing for a dishwasher

#### Lounge

14' 7" max x 11' 8" max ( 4.45m max x 3.56m max )

Double glazed windows to the side and rear, double glazed patio doors to the rear, stairs to the first floor. electric fireplace, television aerial socket, telephone point and a wall radiator.

#### Landing

Stairs leading to the landing from the lounge.

#### Bedroom One

12' max x 11' 4" max ( 3.66m max x 3.45m max )

Double glazed window to the rear, upstairs thermostat, wardrobe and a radiator.

### **Ensuite**

Double glazed window to the front, shower, WC wash hand basin, tiling, extractor fan, shaver point and a heated towel rail.

### **Bedroom Two**

8' 8" x 8' 1" ( 2.64m x 2.46m )

Double glazed window to the front, wardrobe, radiator and access to the loft which has power and a light.

### **Bathroom**

Double glazed window to the front, bath with a shower over, WC, wash hand basin, tiling, shaver point, extractor fan and a heated towel rail.

### **Rear Garden**

Enclosed garden to the rear with lawn area and further decking area, outside light, outside tap, water butt, shed, gate to the side, summer house and rose bushes.

### **Summer House**

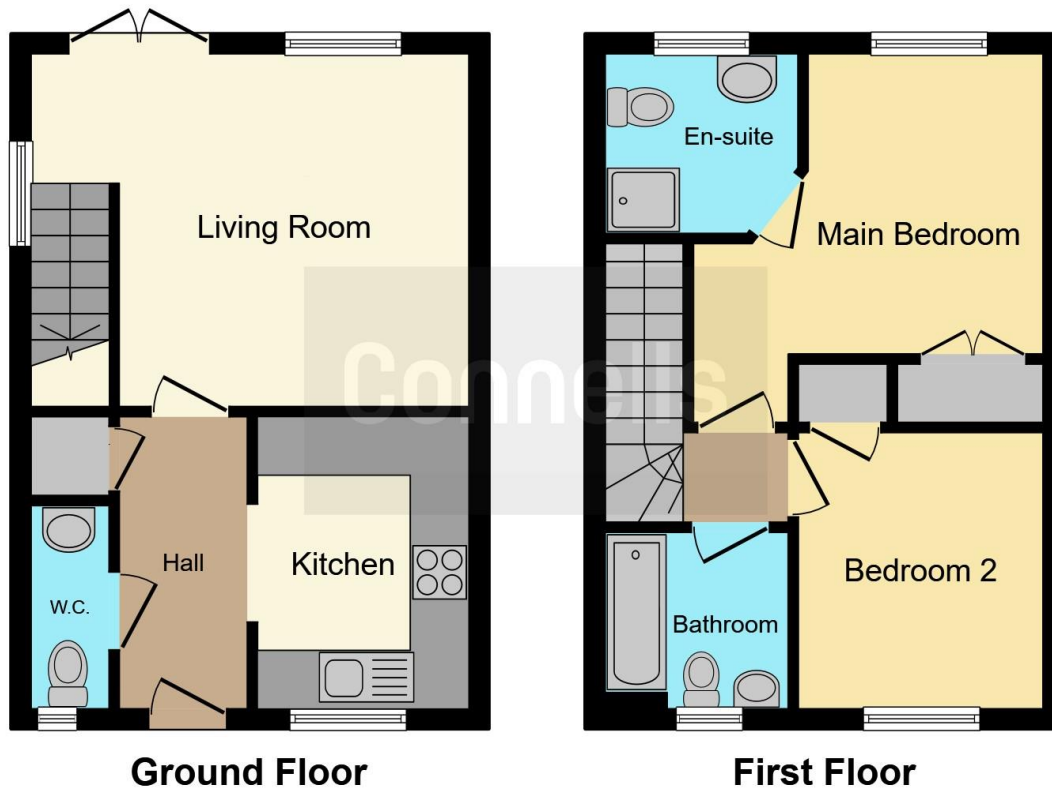
7' 3" x 5' 3" ( 2.21m x 1.60m )

Insulated and boarded with lights and power outlets.

### **Parking**

Two parking spaces 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](http://www.focalagent.com)

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**EPC Rating: C**

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Awaiting Photograph

Tenure: Freehold



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