



**Connells**

Allen Road  
Shaftesbury



Allen Road  
Shaftesbury SP7 8GB

for sale offers in excess of  
**£210,000**



### Property Description

With NO ONWARD CHAIN this property situated in the popular town of Shaftesbury is this two bedroom end of terrace house with kitchen, lounge/diner and cloakroom on the ground floor. Upstairs are two bedrooms with family bathroom and ensuite to the master bedroom. Outside there is an enclosed garden to the rear and two allocated parking spaces.

#### Entrance Hall

Double glazed door to the front, radiator and a cupboard.

#### Cloakroom

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

#### Lounge / Diner

14' 8" x 11' 9" ( 4.47m x 3.58m )

Double glazed window, french doors leading to the garden, stairs to the first floor and a radiator.

#### Kitchen

9' 3" x 7' 2" ( 2.82m x 2.18m )

Double glazed window to the front, fitted kitchen with wall and base units, space for a washing machine and fridge/freezer, integrated electric oven and gas hob, cooker hood, extractor fan and stainless steel sink and drainer.

#### Bedroom One

11' 4" max x 11' 2" max ( 3.45m max x 3.40m max )

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

#### Ensuite

Double glazed window to the rear, shower cubicle with electric shower, WC, wash hand basin, radiator and an extractor fan.

## Bedroom Two

9' 5" max x 8' ( 2.87m max x 2.44m )

Double glazed window to the front, airing cupboard housing the boiler, access to the loft and a radiator.

## Bathroom

Double glazed window to the front, bath with mixer taps, WC, wash hand basin, extractor fan and a radiator.

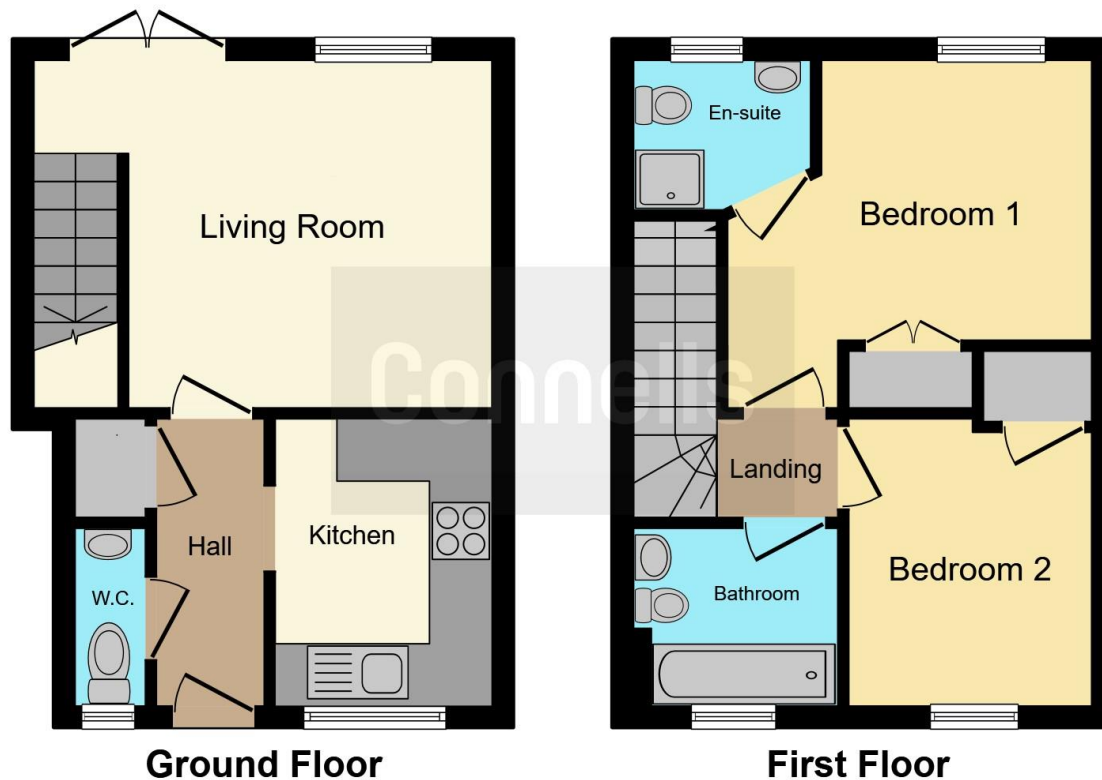
## Rear Garden

To the rear there is an enclosed garden laid to patio with a lawn area, shed, gate to the rear and a water butt.

## Parking

Two allocated parking spaces to the rear of 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)

To view this property please contact Connells on

**T 01747 854 001**  
**E [shaftesbury@connells.co.uk](mailto:shaftesbury@connells.co.uk)**

34 High Street  
 SHAFTESBURY SP7 8JG

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/SFT305153](http://connells.co.uk/Property/SFT305153)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SFT305153 - 0008

