



**Connells**

Blackmore Road  
Shaftesbury





### Property Description

One bedroom cluster house situated in the popular town of Shaftesbury, perfect for a first time buyer or as an investment. Lounge, kitchen and bathroom on the ground floor, stairs leading to the bedroom. Outside is a garden to the rear with gate leading to the allocated parking.

#### Entrance Hall

Double glazed door to the front, coat/shoe cupboard with a light.

#### Lounge Area

13' 6" max x 12' 4" max ( 4.11m max x 3.76m max )  
Double glazed bay window looking to the garden, stairs to the first floor with in under stairs cupboard accessible on the stairs, television aerial socket and a telephone point.

#### Kitchen Area

8' 8" max x 8' 3" max ( 2.64m max x 2.51m max )  
Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, plumbing for a washing machine, electric oven and hob and tiling.

#### Bathroom

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

#### Bedroom

13' 7" max x 11' 3" max ( 4.14m max x 3.43m max )  
Double glazed window to the front, eaves storage, airing cupboard, electric radiator and access to the loft.

### **Front Garden**

To the front the property is laid to stone for ease of maintenance.

### **Rear Garden**

To the rear the garden is laid to lawn with an area laid to stone, side gate to the parking space, outside tap and power.

### **Parking**

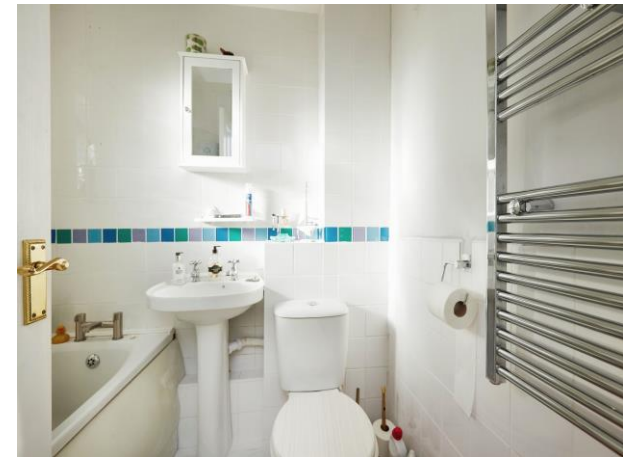
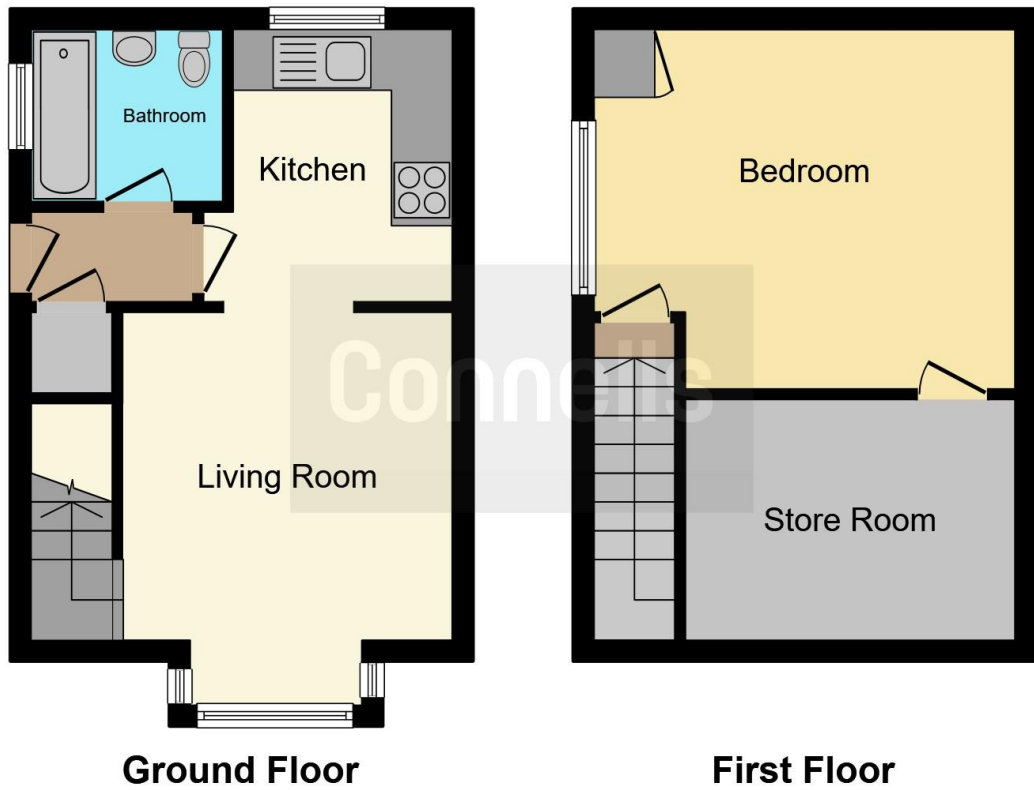
Allocated parking space with the property.

### **Agents Note**

Current vendor has added insulation to the loft, insulation to the bay window roof and fitted a composite front door.  
The current vendor has also fitted an Air Source Heat pump for heating and hot water and Solar Panels which are fully owned.







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: A**

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Tenure: Freehold



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