



**Connells**

Maple Close  
Shaftesbury





### Property Description

Connells are delighted to market this fantastic THREE bedroom, terrace property. It boasts ample living space. It is nicely presented throughout and offers a GARAGE. FANTASTIC BUY MUST SEE!!

#### Entrance Hall

Double glazed door and leading into the kitchen.

#### Hall

Stairs to the first floor and a radiator.

#### Cloakroom

WC, wash hand basin, space for a washing machine and the central heating boiler.

#### Lounge

16' x 14' 6" ( 4.88m x 4.42m )

Double glazed window to the rear, double glazed door to the garden, parquet flooring and a radiator.

#### Open Plan Kitchen/Diner

18' 1" max x 10' 8" max ( 5.51m max x 3.25m max )

#### Kitchen

10' 8" x 6' 8" ( 3.25m x 2.03m )

Double glazed window to the front, Velux window, stainless steel sink and drainer, space for an under counter fridge, Rangemaster electric oven and hob, extractor fan, space for a dishwasher and a radiator.

#### Dining Area

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

Open to the kitchen and a radiator.

## **Landing**

Airing cupboard and access to the loft which has a ladder and light.

## **Bedroom One**

11' 5" max x 9' max ( 3.48m max x 2.74m max )  
Double glazed window to the front and a fitted cupboard.

## **Bedroom Two**

11' 5" max x 9' 6" max ( 3.48m max x 2.90m max )  
Double glazed window to the rear, two fitted wardrobes and a radiator.

## **Bedroom Three**

8' 5" x 7' 9" ( 2.57m x 2.36m )  
Double glazed window to the rear and a radiator.

## **Bathroom**

Double glazed window to the front, bath with a shower over, WC, wash hand basin and a radiator.

## **Rear Garden**

To the rear the garden is laid to lawn with a patio, shed and a gate to the rear.

## **Garage**

Up and over door, in garage block.







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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Tenure: Freehold



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