



Connells

Hawthorn Close  
Shaftesbury





### Property Description

Connells are pleased to offer to the market this two bedroom mid-terrace house set in a quiet cul-de-sac. Downstairs the property benefits from lounge, kitchen and separate utility room. Upstairs there are the two bedroom and bathroom. With one allocated parking space and a garden to the rear this one not to be missed!

#### Lounge

17' x 11' 11" ( 5.18m x 3.63m )

Double glazed bay window to the front, stairs to the first floor landing, under stairs storage and a radiator.

#### Kitchen

11' 10" max x 9' max ( 3.61m max x 2.74m max )

Double glazed window to the rear, door into the utility room, fitted kitchen with wall and base units, stainless steel sink and drainer, electric oven and hob, space for a fridge/freezer and plumbing for a dishwasher.

#### Utility Room

Door to the rear garden, plumbing for a washing machine and space for a tumble dryer.

#### Landing

Access to the loft.

#### Bedroom One

11' 1" max x 9' ( 3.38m max x 2.74m )

Double glazed window to the rear, radiator and a cupboard housing the combi boiler.

#### Bedroom Two

11' 10" x 10' ( 3.61m x 3.05m )

Double glazed window to the front, cupboard over the stairs and a radiator.

## Bathroom

P shaped bath with a shower over, WC, wash hand basin and an extractor fan.

## Parking

One allocated parking space with the property.

## Rear Garden

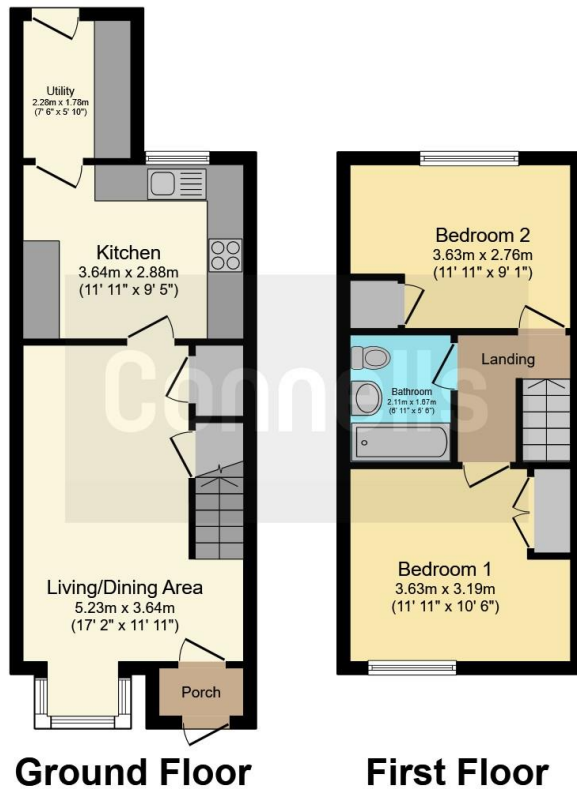
To the rear the garden is mainly laid to lawn with two sheds and a gate to the rear.

## Agents Note

New windows installed in the kitchen and two bedrooms in December 2024. New kitchen fitted in 2022 and new electric consumer unit installed in 2022.







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

34 High Street  
 SHAFTESBURY SP7 8JG

**EPC Rating: Awaited**

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Tenure: Freehold



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