



Connells

Trinity Road
Shaftesbury



Property Description

Within a comfortable walking distance of the town centre this two bedroom freehold coach house is not to be missed. with lounge, kitchen with integrated appliances, boiler room/utility room in the garage, two bedrooms and a bathroom. The property benefits from having air conditioning and garage with electric remote controlled roller door.

Lounge

16' 7" x 12' 6" (5.05m x 3.81m)

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

Kitchen

12' x 5' 7" (3.66m x 1.70m)

Double glazed window to the rear, fitted kitchen with wall and base units, sink with a mixer tap, integrated oven and extractor fan, gas hob, integrated fridge/freezer and dishwasher.

Bedroom One

14' x 8' 6" (4.27m x 2.59m)

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

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

Double glazed window to the rear, radiator and access to the loft which has a light.

Bathroom

Double glazed frosted window to the rear, bath with a shower and shower screen, WC, wash hand basin and vinyl flooring.

Garage

18' 1" x 9' 9" (5.51m x 2.97m)

Garage with an electric remote controlled roller door, separate boiler room within the garage housing the gas central heating boiler which has laminate flooring, work top and plumbing for a washing machine.

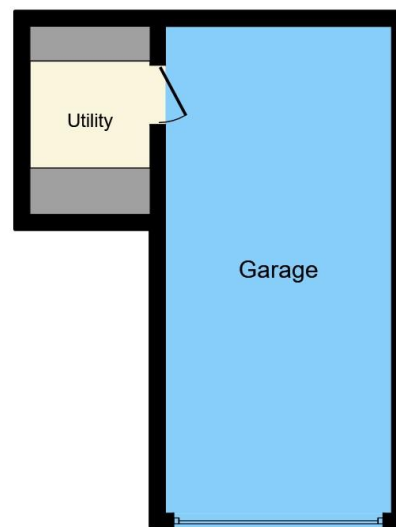
Agents Note

Currently the vendor's details do not match the registered title at Land Registry. Please ask the branch for more details.





Floor Plan



Garage

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

To view this property please contact Connells on

T 01747 854 001
E shaftesbury@connells.co.uk

34 High Street
 SHAFTESBURY SP7 8JG

EPC Rating: C

view this property online connells.co.uk/Property/SFT305985



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SFT305985 - 0003