

for sale

offers in excess of

**£180,000**



**Wincombe Lane Shaftesbury SP7 8PN**

Offered to the market with NO ONWARD CHAIN this two bedroom property is one not to be missed. Perfect as an investment or a first time buy. Lounge and kitchen on the ground floor with two bedrooms and bathroom on the first floor. Outside a garden to the rear and allocated parking.



# Wincombe Lane Shaftesbury SP7 8PN

## Kitchen

8' 9" x 5' 11" ( 2.67m x 1.80m )

Double glazed window to the front, fitted kitchen with wall and base units, plumbing for a washing machine, space for a fridge/freezer and an electric oven and hob.

## Lounge

15' 1" x 11' 11" ( 4.60m x 3.63m )

Double glazed french doors on to the garden, understairs cupboard and a night storage heater.

## Landing

Access to the loft.



## **Bedroom One**

11' x 9' ( 3.35m x 2.74m )

Double glazed window to the rear and a night storage heater.

## **Bedroom Two**

10' 8" x 7' 2" ( 3.25m x 2.18m )

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

## **Bathroom**

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

## **Rear Garden**

To the rear the garden is laid to patio for ease of maintenance with a gate leading to the parking.

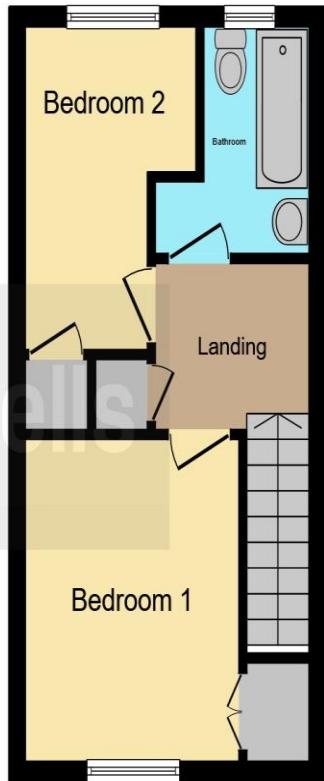
## **Parking**

Allocated parking with the property.





**Ground Floor**



**First Floor**

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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Property Ref: SFT306181 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online [connells.co.uk/Property/SFT306181](http://connells.co.uk/Property/SFT306181)**



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