

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.





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)

To view this property please contact Connells on

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

34 High Street  
 SHAFTESBURY SP7 8JG

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)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)