



**Connells**

Maple Road  
Shaftesbury



### Property Description

Connells are pleased to offer to the market this three bedroom semi-detached house in the popular town of Shaftesbury with lounge, kitchen and cloakroom on the ground floor, three bedrooms on the first floor with family bathroom and ensuite to the main bedroom. Outside there is a garden to the rear and tandem parking for two cars.

#### Entrance Hall

Double glazed window to the front, stairs to the first floor and an under stairs cupboard.

#### Cloakroom

Double glazed window to the front, WC, wash hand basin, tiling and a radiator.

#### Lounge

16' 6" max x 14' 4" max ( 5.03m max x 4.37m max )  
Double glazed window to the rear and double glazed patio doors to the rear.

#### Kitchen

11' 7" x 9' 6" ( 3.53m x 2.90m )  
Double glazed window to the front, fitted kitchen with wall and base units, work top, stainless steel sink and drainer, plumbing for a washing machine, space for a dishwasher and fridge/freezer, electric oven, gas hob and a cookerhood.

#### Landing

Stairs from the entrance hall, cupboard and access to the loft.

#### Bedroom One

15' 8" max x 9' 6" max ( 4.78m max x 2.90m max )  
Double glazed window to the rear and a radiator.

## Ensuite

Shower cubicle, WC, wash hand basin, tiling to splash prone areas, extractor fan and a radiator.

## Bedroom Two

9' 7" x 9' 5" ( 2.92m x 2.87m )  
Double glazed window to the front and a radiator.

## Bedroom Three

10' 1" x 6' 7" ( 3.07m x 2.01m )  
Double glazed window to the rear and a radiator.

## Bathroom

Double glazed window to the front, bath with a shower over, extractor fan, WC, wash hand basin and a heated towel rail.

## Outside

### Front Garden

The front of the property is laid to lawn.

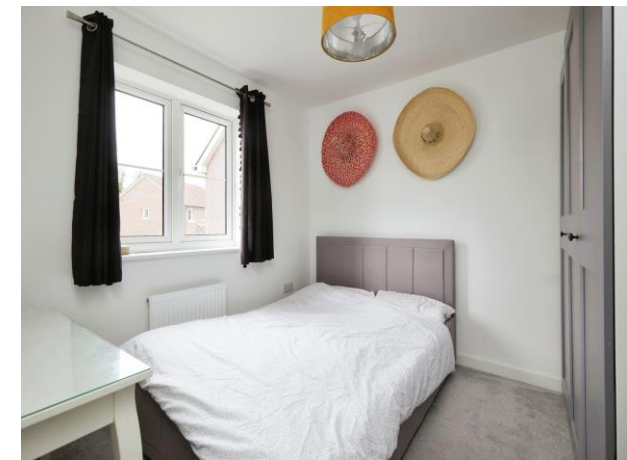
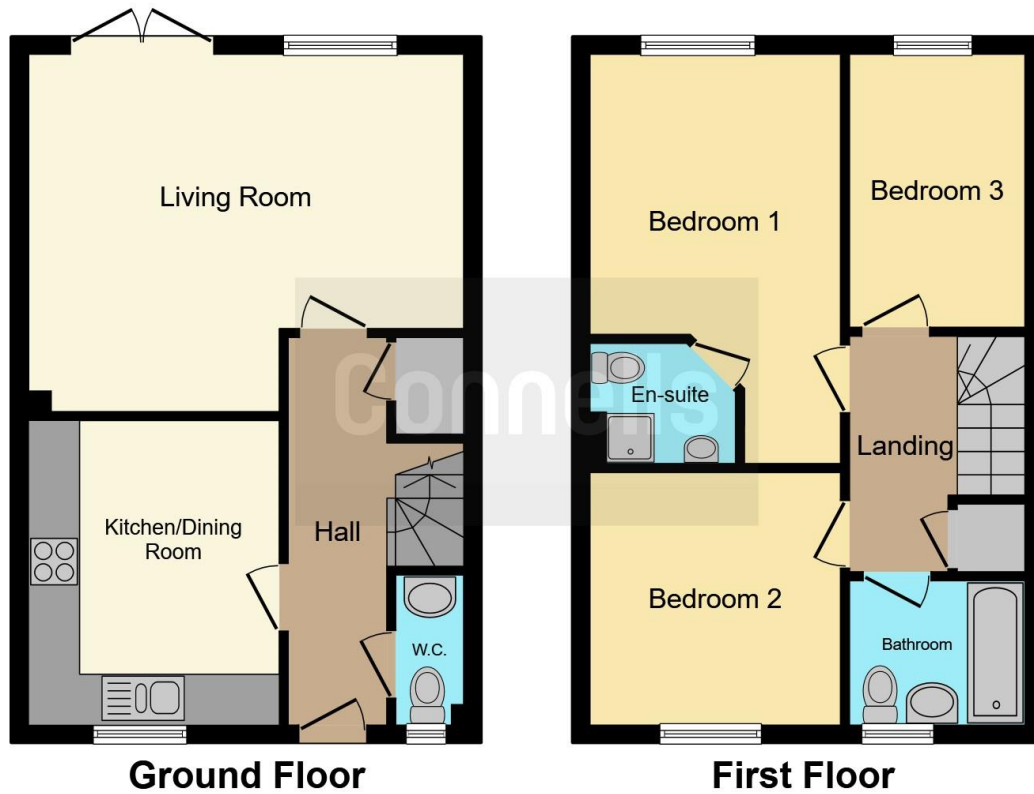
### Parking

There is tandem parking for two cars.

### Rear Garden

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





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: B**

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Tenure: Freehold



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